Impressive, 4 bed, detached home

Touchstone House Vicarage Lane
Sherbourne
Warwick
CV35 8AB

MARGETTS
ESTABLISHED 1806

Offers Over £700,000

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A truly impressive, well proportioned, detached, family home, nestled in a beautiful South Warwickshire Hamlet enjoying easy access to neighbouring business centres, Kenilworth, Warwick, Leamington Spa and Stratford-upon-Avon, the A46 and M40 and Warwick Parkway Station. This handsome, detached home enjoys an attractive plot and provides four well proportioned bedrooms with ensuite shower and family bathroom, huge lounge, separate dining room, conservatory and recently appointed kitchen. Viewing is warmly recommended at the earliest opportunity. SOLAR PANELS FITTED.

Deep recessed porch and double glazed front door with matching side window opens into the

RECEPTION HALL
with radiator, coved ceiling and large cloaks cupboard.

CLOAKROOM
with low-level WC, wash hand basin, tiled splashbacks, radiator and double glazed window.

SPACIOUS LOUNGE
22'11" x 14'4"
with double glazed window, double glazed side door, fire setting with hearth and surround and back boiler suppling some of the radiators, coved ceiling and wiring for two wall lights.

Double glazed doors with matching side windows open to the

CONSERVATORY
13'1" max x 12'3" max
with double glazed windows and doors to the rear garden and two central heating radiators.

Double opening doors lead through to the

DINING ROOM
13'9" x 11'10"
with double panel radiator and double glazed rear window.

INNER HALLWAY
with floor mounted oil fired central heating boiler and double doored shelf cupboard.

UTILITY ROOM
6'3" x 5'11"
with work surfacing incorporating a one and a quarter bowl, single drainer, stainless steel sink with mixer tap, base units, eye level wall cupboards and space for washing machine.

REAPPOINTED BREAKFAST KITCHEN
14'0" x 13'9"
Recently refitted with a range of work surfacing incorporating units and drawers together with single drainer sink unit with one and a quarter bowls and mixer tap. Space for dishwasher, electric induction NEFF four ring hob, tall larder cupboard, further two larder cupboards incorporating the Bosch double electric oven/grill, single panel radiator and double glazed door to the side of the property.

Staircase from the the reception hall proceeds to the first floor landing with access to the roof space. On the landing there is an airing cupboard housing the insulated hot water cylinder and single panel radiator.

BEDROOM ONE - REAR

20'4" max reducing to 15'11" x 11'10"
measurements exclude wardrobe recess. Double glazed window to the rear and radiator.

ENSUITE SHOWER ROOM

has a fully tiled shower cubicle with adjustable shower, low-level WC, wash hand basin with mixer tap, fitted cupboards, tiled areas, obscured double glazed window, further tall cupboard and heated towel rail.

BEDROOM TWO - REAR

14'5" x 12'0"
with double glazed window and radiator.

BEDROOM THREE - FRONT

13'10" x 9'3"
with window and radiator and the measurements exclude the door opening to a large shelved linen cupboard.

BEDROOM FOUR - SIDE

10'6" x 10'6"
with double glazed window to the side, radiator and the dimensions exclude a large shelved double doored wardrobe.

FAMILY BATHROOM

with coloured suite with bath and tiled surround and tap secured adjustable shower over, low-level WC, wash hand basin with mixer tap, large tiled areas, obscured double glazed window and double panel radiator.

OUTSIDE

This handsome detached family home is set behind a brick garden wall with gates opening to a block paved driveway providing parking for a number of vehicles with lawned garden to the side enjoying border stocked with shrubs, plants and tree.

COVERED CARPORT

with gates opening through to the rear garden.

SINGLE GARAGE

with electrically operated roller garage door, light and power and personal door into the rear garden.

REAR GARDEN

The delightful rear garden is mainly laid to lawn with patio areas and borders stocked with shrubs and plants.

TIMBER GARDEN SHED AND GREENHOUSE

General Information

The property is Freehold.
All mains services are connected, except mains Gas. The property has oil fired central heating.
The Oil storage tank is located behind the Garage.
The property enjoys the benefit of fitted Solar Panels.
The Dishwasher, Washing Machine, Fridge/Freezer, Tumble Dryer and large Wardrobe in Bed 1, are available at separate negotiation.

Touchstone House Vicarage Lane, Sherbourne, Warwick,

Ground Floor

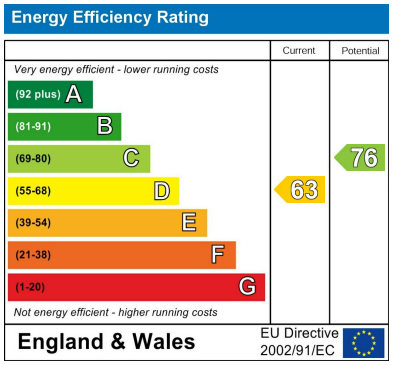
Approx. 133.2 sq. metres (1434.3 sq. feet)

First Floor

Approx. 86.8 sq. metres (933.8 sq. feet)

Total area: approx. 220.0 sq. metres (2368.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

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