



## Stunning two bedroom cottage

Troop Cottage, 27 Vicarage  
Lane  
Sherbourne  
Warwick  
CV35 8AB

  
**MARGETTS**  
ESTABLISHED 1806

Price Guide £500,000



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A handsome, semi-detached, former estate cottage nestled in the heart of this popular and convenient hamlet, providing delightful and charming two bedroom accommodation with first floor bathroom, refitted kitchen, garden, off-road parking, large shed and large brick built store. The property is full of character and viewing is warmly recommended.

Attractive canopy porch, featuring attractive period spindles with front door opening into

### FULL WIDTH OPEN PLAN LOUNGE/DINER

19'2" max inc. stairs reducing to 13'6" x 12'9"

Featuring open fire setting, radiator, period windows to the front, window to the side. exposed ceiling timber and door opening to an under stairs storage cupboard.

### REAR BREAKFAST KITCHEN

17'8" max reducing to 14'6" x 10'9"m max

Beautifully re-fitted with 'white starlight' quartz work surfacing and matching up stands incorporating one and a quarter bowl sink unit, and inset five ring Neff gas hob with cupboards and drawers beneath incorporating the Bosch full-sized dishwasher, and recess housing the washing machine. Two larger cupboards incorporating the Neff electric double oven and grill, range of eyelevel wall cupboards with cooker filter, tiled splashbacks, central breakfast bar with units beneath and space currently used for tumble dryer. Further tall larger cupboard incorporating the new refrigerator and freezer with worktop and cupboard to the side. Dual aspect sealed unit double glazed windows, further wall unit incorporating the Vaillant gas fired central heating boiler and sealed unit double glazed door to the rear garden. (The measurements exclude a full height double door fitted cloaks cupboard with two shelves and range of coat hooks).

### CLOAKROOM

with low level WC, wash hand basin, obscured double glazed window, and full height fitted shelved storage cupboard and radiator.

Door opens from the living room to the staircase which proceeds to the first floor landing.

### BEDROOM ONE

12'11" x 9'10"

with high ceiling and exposed timbers, radiator, window to the front, and the dimensions include a four door range of fitted wardrobes.

### BEDROOM TWO - REAR

10'11" x 10'5"

with window to the side, exposed ceiling timbers, radiator and the measurements include a louvre fitted wardrobe.



#### **REFURBISHED BATHROOM**

has a large white panelled bath with adjustable shower and rain shower over, obscured window, large wash hand basin with mixer tap and drawers beneath, low-level WC, large tiled areas, painted ceiling timbers and heated towel rail.

#### **OUTSIDE**

##### **TO THE FRONT OF THE PROPERTY**

there is a fore garden with gate and path leading up to the front of the house. There is off-road parking and gate leading through to the

##### **SUBSTANTIAL REAR GARDEN**

The mature garden has a central shaped lawn with patio areas laid to stone chippings and perimeter borders stocked with trees, shrubs and plants.

##### **TIMBER GARDEN SHED/SUMMER HOUSE**

with overhanging veranda.



### USEFUL BRICK BUILT GARDEN STORE

8'6" x 6'8"

with electric light and power.

### GENERAL INFORMATION

The property is freehold and all main services are connected.





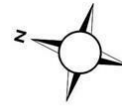
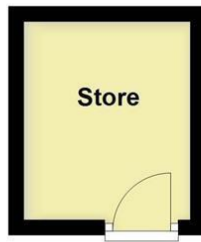


**Troop Cottage, 27 Vicarage Lane, Sherbourne, Warwick,  
CV35 8AP**



## Ground Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



## First Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



Total area: approx. 76.9 sq. metres (827.7 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## CONTACT

12 High Street  
Warwick  
Warwickshire  
CV34 4AP

E: [sales@margetts.co.uk](mailto:sales@margetts.co.uk)

T: 01926 496262

[www.margetts.co.uk](http://www.margetts.co.uk)

