

4 Bedroom Detached for Sale - £795,000

Wasperton, Warwick, CV35 8EB



## KEY FEATURES

- NO ONWARD CHAIN • 4 Double Bedrooms • 3 Bathrooms • Attractive Walled Gardens • Parking for Numerous Cars • Additional Detached Barn • 3 Reception Rooms • Downstairs Cloakroom • Envious Village Location

## Description

A unique opportunity to acquire this private four-bedroom detached village home, originally the Gardener's Cottage to Wasperton House, set well back from the village road within beautifully enclosed walled gardens. NO ONWARD CHAIN.

Enjoying a wonderfully peaceful position, the property offers a high degree of privacy while sitting within this sought-after Warwickshire village, known for its friendly community atmosphere, village hall with popular pop-up pub evenings, and lovely countryside walks straight from the door. The property also falls within the catchment area for the highly regarded village primary school in nearby Barford.

The accommodation is entered into a welcoming entrance hall. To the left is the lounge, a comfortable and inviting room centred around a wood-burning stove, ideal for relaxing evenings. To the right lies the impressive kitchen/diner/snug, forming the heart of the home and perfectly suited to both everyday living and entertaining.

The kitchen is fitted with an oil-fired AGA, while the snug end of the room features the original Victorian range with wood burner, creating a wonderfully warm and sociable seating area. This generous space combines cooking, dining and informal living with ease. Beyond the kitchen is a downstairs cloakroom and a door to the rear patio.

Connecting both sides of the house is a superb garden room/conservatory, with bi-fold doors opening into both the lounge and the kitchen/diner/snug. This creates a lovely flow through the ground floor and provides a fabulous entertaining space, with additional doors leading directly out to the gardens.

Upstairs, the sense of space continues with four comfortable double bedrooms, including wardrobes to Bedrooms 1 and 3. The layout works equally well for family living and visiting guests, complemented by three bathrooms.

Outside, the home is surrounded by generous walled gardens to both front and rear, offering a variety of patio areas ideal for outdoor dining and BBQs. The gardens feel wonderfully established and private, with colourful planting, lawned areas and a delightful selection of fruit trees including apple, pear, nectarine, fig and almond. There is also a greenhouse, log store and several useful storage sheds for gardening equipment and outdoor furniture.

A substantial detached barn provides highly versatile space, currently arranged as a home office and workshop, with further potential for use as a hobby room, craft space or home gym. The barn is also ideal for car enthusiasts, with capacity to accommodate two to three vehicles internally. In addition, there is a wooden garage, extensive driveway parking for numerous cars, and space suitable for a caravan or motorhome.

### Additional Information

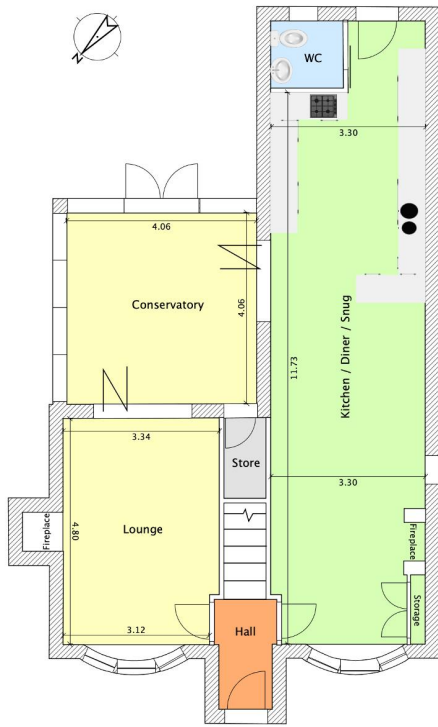
We are informed by the vendor that the property is freehold and benefits from mains gas and electricity. A septic tank is connected to the property. Council Tax Band D with Warwick District Council.





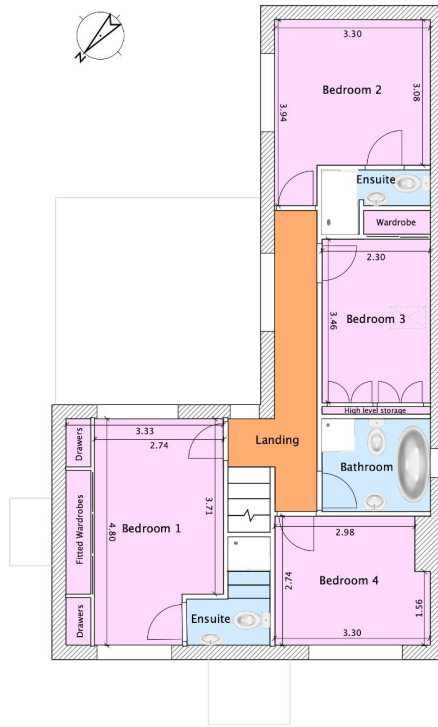






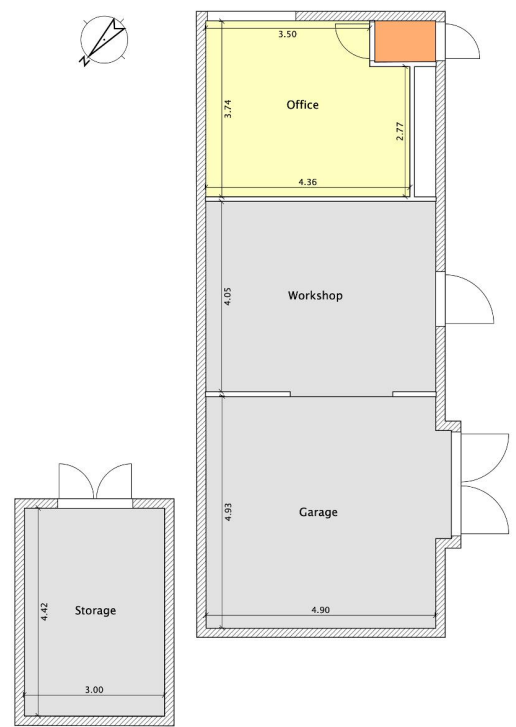
Indicative floor plans for illustration purposes only  
 Approximate Gross Internal Floor Area 1615 ft<sup>2</sup> / 150 m<sup>2</sup> (excl Outbuildings)  
 Approximate Gross Internal Floor Area 2430 ft<sup>2</sup> / 225.8 m<sup>2</sup> (incl Outbuildings)

GROUND FLOOR



Indicative floor plans for illustration purposes only

FIRST FLOOR



Indicative floor plans for illustration purposes only

OUTBUILDINGS

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		