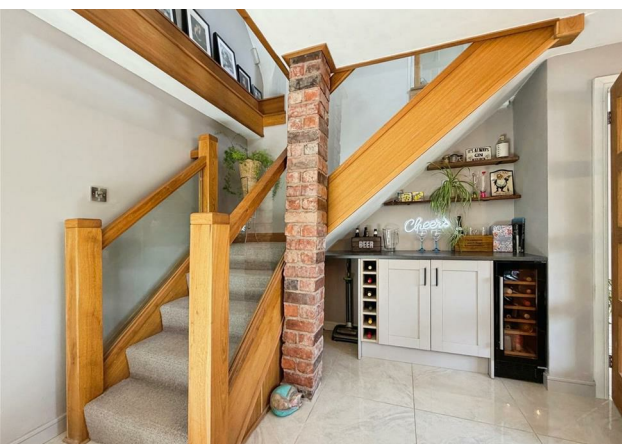
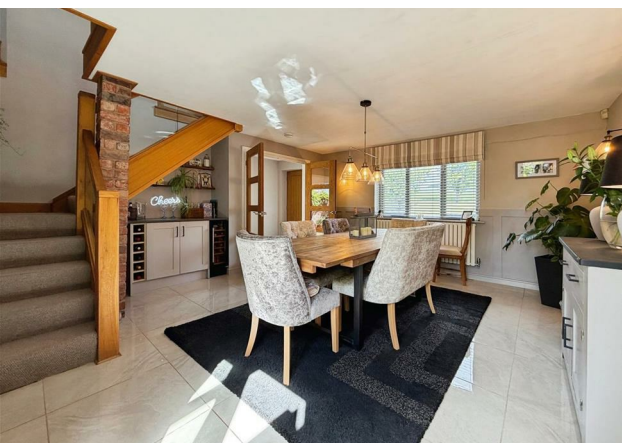




THE CHANTRIES, STONELEIGH

complete ●●●
SALES & LETTINGS





A stunning and characterful barn conversion set within a small and exclusive enclave in the highly sought-after village of Stoneleigh, enjoying beautiful views over open countryside. This impressive home seamlessly blends original features with contemporary living, showcasing exposed beams, a-frames, brickwork and wonderful vaulted ceilings. The current owners have thoughtfully refurbished the property, including a striking remodel of the kitchen into a vaulted kitchen breakfast space with bi-folding doors opening onto the garden, creating a light-filled and sociable heart of the home.

The well-proportioned accommodation comprises an inviting entrance hall, a cosy lounge with log burner, a formal dining room, a useful large landing area great for an office/sitting area and there are four double bedrooms, including a principal bedroom with en-suite, alongside a family bathroom with an oval floor-standing bath and separate shower room. Externally, the property enjoys private gardens to three sides, with a generous south-facing lawn and views across surrounding fields, offering a peaceful and picturesque setting. There is off-road parking, an integral garage, and a further garage located in a nearby block. A rare opportunity to acquire a beautifully presented rural home combining charm, space, and modern convenience. The location is handy if you need Coventry, Kenilworth or Leamington.

Property Details...

Entrance Hall

Frosted glazed door with side matching window open hallway which has doormat and polished tile flooring into the vaulted ceiling kitchen breakfast room. Oak glazed French doors leading into the dining room and an oak door into the central living room. There is a white double radiator

Breakfast Kitchen

This beautiful space has been remodelled by the current owners, to create an amazing vaulted ceiling kitchen that has exposed character a-frame and beams. There's a high-level Velux window, polished tiles to the floor with electric underfloor heating. There is a oak heritage style kitchen with black straight & cup handles. Integrated wine fridge, two Hotpoint ovens, a Hotpoint electric hob, marble effect squared edge worktops, a 1 & 1/2 bowl sink, mixer tap and drainer. There is a timber double glazed window enjoying the front view. It has a centre island breakfast bar and power. Housing for an American style fridge, space and plumbing for a slimline dishwasher and bi-folding oak doors to the garden.

Dining Room

With a continuation of the Polish tile flooring, decorative half height panel effect walls, wall lights, double glazed French doors to the garden, there is under-stairs storage with a built-in bar area with space for a wine fridge and there are storage cupboards and a wine rack. There is a oak and glass staircase leading to the first floor landing/study/sitting area.

Landing/ Study/ Sitting Area

A useful landing space which has an oak door to the airing cupboard with the Mega flow hot water tank. Timber Velux window with fitted blind with a beautiful view of farmer fields. There is an area suitable for a desk, area suitable for other furniture, there is a radiator, downlights, timber Velux window to the front and oak doors to the bedroom and shower room.

Bedroom Two

A spacious double bedroom, with oak effect laminate flooring, feature half-panelling with wall lighting, a wall of fitted wardrobes and there is a fitted dressing table & drawer unit, a radiator, down-lights and a large timber Velux window, which has fitted blinds and a beautiful view of farmers fields.

Shower Room

A stylish bathroom which has a black framed glass shower enclosure with a mains rainfall shower with handheld attachment. There is a vanity sink unit with chrome mixer tap, toilet, a grey plate radiator, an extractor, down-lights, a shaver point and a fitted mirror. It's also majority grey tiling.

Living Room

A feature room with vaulted ceiling with an exposed a-frame and beams, there is oak flooring, a contemporary woodburning stove with circular hearth. Oak double glazed French doors to the patio with modern fitted shutters, two high-level Velux windows with fitted electric blinds and there is a timber double glazed window to the opposite side. There's a feature exposed brick wall with oak door through to the internal hallway

Inner Hallway

There's a long hallway with feature exposed brick detailing, half height panelled effect walls, a radiator, wall lights, exposed beams and oak doors through to a utility cupboard with shelving and plumbing for a washing machine and oak doors to the three bedrooms and bathroom on this level.

Bedroom One

An elegant room, with super high ceilings with character exposed beams, two high-level Velux windows with fitted electric blinds, a timber double glazed window to the side, there is a radiator and wall lighting. A frosted glass door leads to the en-suite. Also with electric underfloor heating and concealed storage area.

En-Suite

With a heritage style vanity unit that has a worktop and a sink with a chrome mixer tap. A concealed cistern toilet, a grey plate radiator, and LED mirror, a glass door shower enclosure with a rainfall shower and a hand held attachment. There is down-lighting and a timber double glazed window. Tiled splashback and flooring.



Bedroom Three

Another spacious double bedroom with fitted wardrobes, oak flooring, wall lights, a radiator, a timber double glazed window. There is a high ceiling with exposed A-frame and beams.

Bedroom Four

With oak flooring, a radiator, high ceilings with feature exposed beams and there is a timber double glazed window.

Bathroom

A beautiful bathroom with wood effect tile flooring, with a raised level with up-lighting for the stylish floor-standing bath with chrome mixer tap and a handheld shower attachment. There is a heritage vanity unit with shelving, worktop, a ceramic sink with a chrome mixer tap and a concealed cistern toilet, half-height panelled walls, a large LED Bluetooth mirror and a timber double glazed window with modern fitted shutters. A high-level ceiling with exposed beams and a grey plate towel radiator.

Gardens

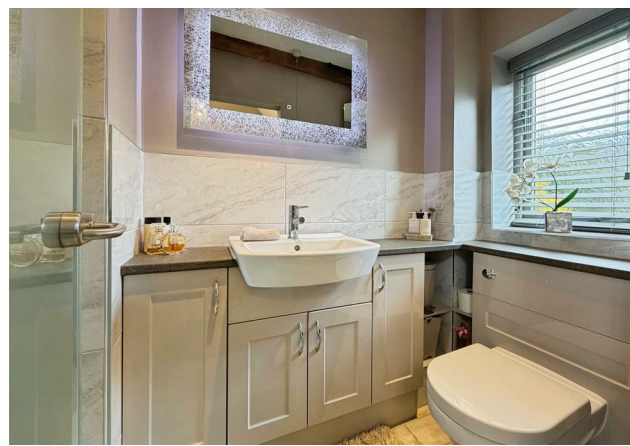
There's a wraparound garden, which is beautifully landscaped and the main lawn is south facing. From the kitchen is a block-paved patio & path that leads through a beautiful flower garden, which has a picket fence through to the mature lawned garden, with a potting shed/greenhouse and Summer house. There's a timber gate through to the fields to the rear. To the other side is an ornamental slated garden that has a pathway, beautiful trained vines under a timber trellis arch, there are wonderful flowers, plants and small trees. There is a tranquil pond and seating areas.

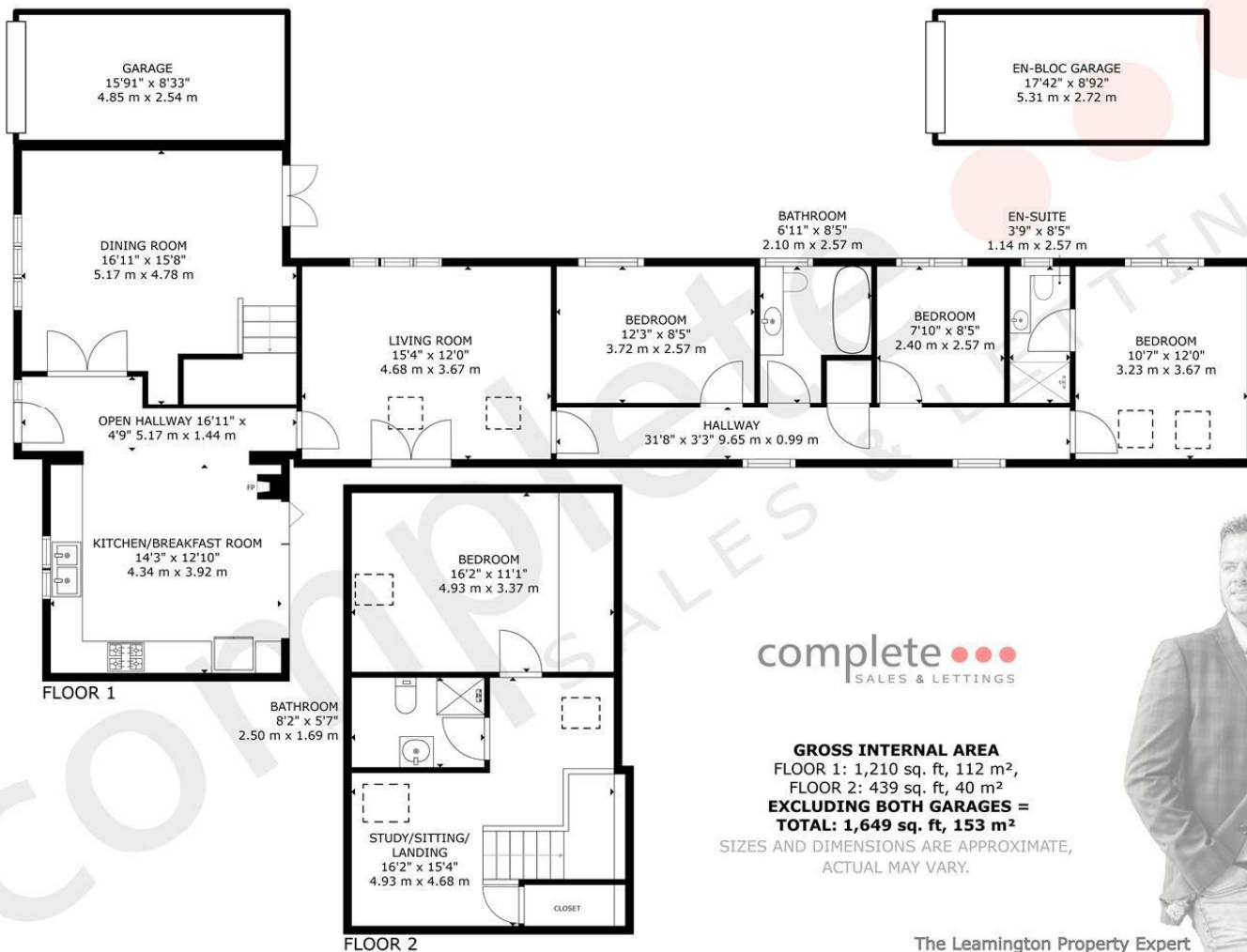
Front & Parking

There is a hard landscape frontage with two block paved parking spaces - and a decorative circle bedding feature. There is a share drive that leads to the second garage there is a lawn area to the front with some small fruit trees.

Garages

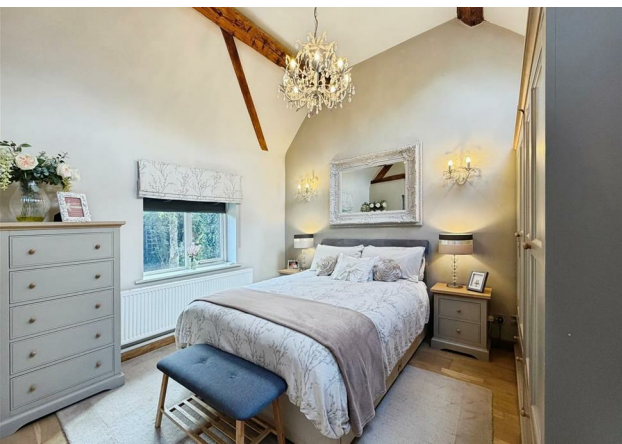
There is one integral garage with up-and-over door, power and lighting. There is a second garage in the block of garages further up the drive which has up and over door and plenty of boarded over head storage with a pull down ladder.





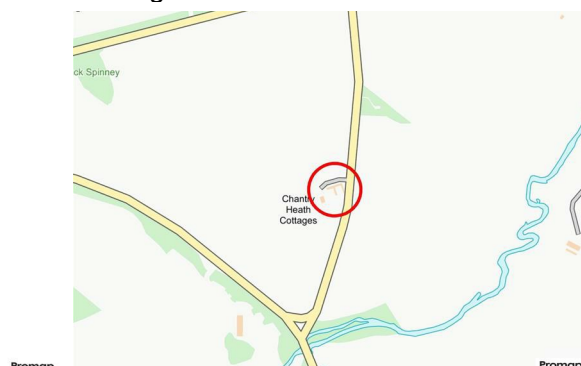
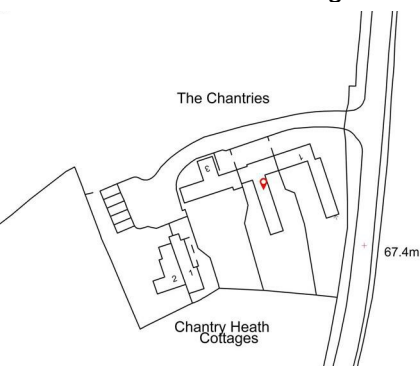
Location

Stoneleigh is an exceptionally sought-after Warwickshire village, celebrated for its timeless character, heritage, and unspoilt rural setting. Nestled amidst rolling countryside, the village offers an idyllic lifestyle while remaining superbly connected to key centres including Kenilworth, Leamington Spa, and Coventry. At the heart of the village lies the historic Stoneleigh Abbey, surrounded by parkland and scenic walks that enhance the area's distinctive charm. The village itself retains a quintessential English feel, with its attractive period homes, village green, and welcoming community atmosphere. Despite its tranquil setting, Stoneleigh is ideally positioned for modern living. Excellent road links via the A46, M40 and M6 provide swift access to the Midlands and beyond, while nearby rail services offer direct connections to London and Birmingham. A selection of highly regarded state and independent schools are also within easy reach, further enhancing its appeal. Combining heritage, exclusivity, and connectivity, Stoneleigh represents one of Warwickshire's most desirable village locations.





- Barn Conversion
- Formal Dining Room With Bar Area
- Character Exposed Beams & A-Frames
- Three Bathrooms
- Two Garages & Off Road Parking
- Four Spacious Bedrooms
- Vaulted Feature Living Room
- Re-Modelled Breakfast Kitchen
- South Facing Garden To 3 Sides
- Well Located Village



THE CHANTRIES, STONELEIGH

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

complete ● ● ●
 SALES & LETTINGS