



JULIE PHILPOT
RESIDENTIAL



4 Stone House Mews | Leek Wootton | CV35 7RT

A very stylish detached property, one of only four, set in a private setting within the heart of this popular village. This lovely, well proportioned and spacious home is very welcoming and is generous in size with a superb south facing landscaped garden. There are so many benefits to this unique house. On the ground floor is an elegant lounge, a sunny garden room, good size kitchen/breakfast and cloakroom. On the first floor are two large double bedrooms each with an en-suite and delightful views of the village and towards Warwick. The property was originally built as a three bedroomed house, and has potential to convert back if desired. The property benefits from driveway parking for two cars and a garage with electric door.

£550,000

- Viewing Essential
- Detached Village Home
- Two Double Bedrooms
- Two En-Suites
- Garage & Further Driveway Parking



Property Description

DOOR TO

ENTRANCE HALL

With radiator, broadband connection and large walk in cloaks storage cupboard.

CLOAKROOM

Having concealed cistern w.c. with storage cupboard to the side, vanity wash basin with cupboard under. Mosaic tiling and radiator.

KITCHEN/BREAKFAST ROOM

9' 7" x 9' 7" (2.92m x 2.92m)

A well planned kitchen having an extensive range of cupboard and drawer units with matching wall cupboards and quartz worktops to include a breakfast bar area. Neff four ring gas hob with stainless steel extractor hood over and Neff double oven under. Integrated dishwasher and fridge/freezer. Radiator and dual aspect.

GARDEN ROOM

13' 8" x 15' 6" (4.17m x 4.72m)

A versatile room that can be a sitting room or a dining room or both, enjoying garden views and having exposed natural brickwork, French double doors to the rear garden and radiator. Steps up to

LOUNGE

16' 1" x 12' 5" (4.9m x 3.78m)

A light and sunny lounge with dual aspect garden views. Radiator and limestone fireplace with multifuel burner. French double doors provide direct access to the garden.

DOG LEG STAIRCASE TO

SPLIT LEVEL LANDING

With wall light point and smoke detector.

MASTER BEDROOM

14' 9" x 12' 7" (4.5m x 3.84m)

This room was originally two bedrooms and it is now lovely and spacious having dual aspect and village views towards the church. Built in wardrobes, radiator and access to roof storage space. Door to:

REFITTED EN-SUITE

6' 1" x 5' 6" (1.85m x 1.68m)

With 'ball and claw' freestanding bath having period style mixer tap and shower attachment over. Vanity wash basin with drawer unit under and mirrored door wall cabinet over, w.c. and complementary tiling. Velux window.

DOUBLE BEDROOM TWO

13' 7" x 9' 6" (4.14m x 2.9m)

A very nice second double bedroom again with dual village aspect and bay window. Built in bedroom furniture to include wardrobes, high level storage cupboards above bed recess and fitted drawer units with corner display shelving. Radiator and door to:

EN-SUITE SHOWER ROOM

8' 6" x 6' 3" (2.59m x 1.91m)

A generous size shower room with corner shower enclosure having curved, glazed shower screen. Vanity sink unit and concealed cistern w.c. Range of storage cupboard and drawer units, display shelving and complementary tiling. Extractor fan.

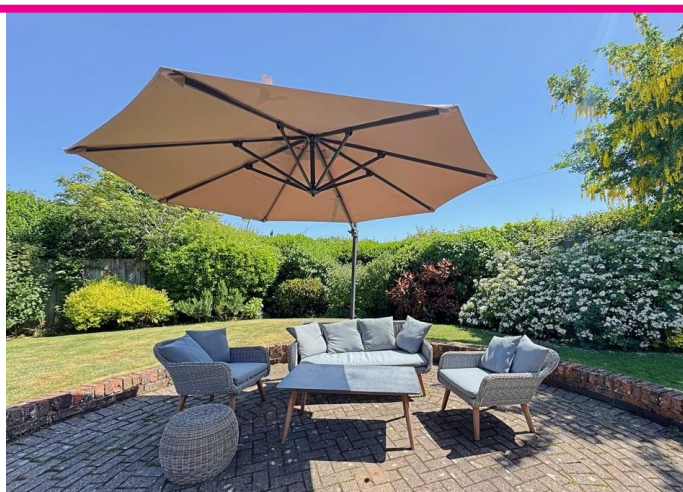
OUTSIDE

SINGLE GARAGE & PARKING

Accessed via the courtyard. The garage has a remotely operated roller door, light and power. There are two allocated parking spaces to the front and side of the property.

STUNNING LANDSCAPED GARDEN

A special feature of this property is the private, sunny and larger than average south facing garden. It has been attractively landscaped with many mature plants and shrubs, secluded seating areas and millstone water feature. There are several natural brick retaining walls, circular stone seating area and additional patio with the option for a kitchen garden area too, if desired. A pathway leads to a painted wooden shed and the gated rear access onto Church Lane. To the front is a timber log store.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

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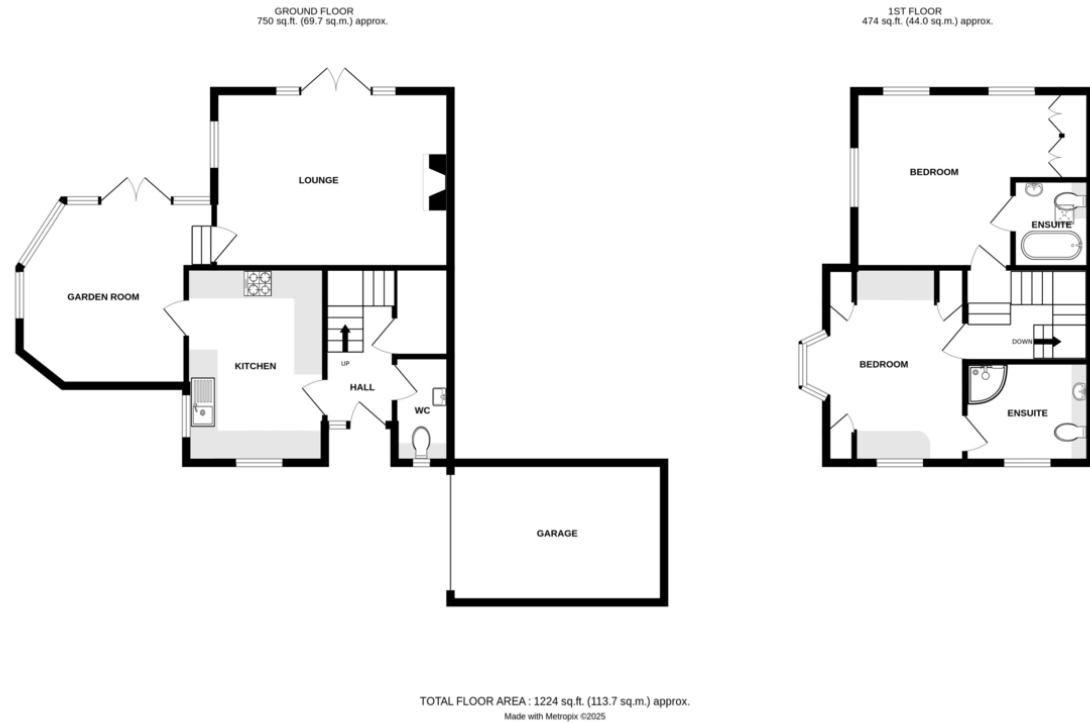
W: www.juliephilpot.co.uk

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements