



## Old Budbrooke Road, Budbrooke, Warwick

Asking Price £950,000

- A Generous Four Bedroom House With Barn & Annexe
- American Barn With Tack Room & Hay Store
- Generous Plot And Gardens
- Fitted Dining Kitchen, Utility And Boot Room
- Offered With No Onward Chain
- The Property Has An Agricultural Tie Attached To The Sale
- EPC Rating C - 73
- Lounge, Entertainment Room And A Study
- Significant Driveway And Parking
- Warwick District Council Tax Band F

# Old Budbrooke Road, Warwick, CV35 8QE

A rare opportunity to purchase a substantial detached house with annexe and stabling. The property boasts versatile accommodation with four bedrooms (arranged over two floors), beautiful lounge with vaulted ceiling and a modern fitted breakfast kitchen. There is also an entertainment room, study, bathroom & utility. The ground floor benefits from underfloor heating and limestone floors to the living area.

The annexe has an open plan lounge/kitchen, a ground floor shower room and bedroom on the first floor. Both the main residence and annexe lead into the generous rear gardens.

Adjacent to the property is an American barn with four stables, tack room, store rooms and a hay store.

Additionally the property benefits from significant parking space. The property has gas central heating (partly underfloor) and double glazing throughout. Available with no onward chain.

Located in Old Budbrooke.

PLEASE BE AWARE THE PROPERTY IS OFFERED FOR SALE WITH AN AGRICULTURAL TIE WHICH RESTRICTS THE PEOPLE WHO ARE ELIGIBLE TO PURCHASE THE PROPERTY.



Council Tax Band: F



## **Budbrooke**

Budbrooke, nestled just outside Warwick, is a charming and historic hamlet that offers a peaceful rural lifestyle while remaining conveniently close to modern amenities. This picturesque location boasts characterful period homes, scenic countryside views, and easy access to Warwick's vibrant town centre. With excellent transport links, including proximity to the A46 and M40, as well as Warwick Parkway station for direct trains to Birmingham and London, Old Budbrooke is an ideal spot for commuters seeking tranquillity. The area also benefits from nearby schools, green spaces, and local heritage, making it a desirable location for families and professionals alike

## **Hallway**

Stairs to the first floor landing with glass balustrade and hardwood doors off to

## **Utility Room**

Fitted with shaker style wall and base units. Countertop and an inset sink with mixer tap. Worcester boiler and a larder unit.

## **Cloakroom**

Close coupled wc and a pedestal wash hand basin.

## **Boot Room**

Units go wall and base. Franke sink unit and door and window to the rear.

## **Quality Fitted Kitchen**

Fitted with white high gloss handleless units. Quartz counters and a composite sink with mixer tap set beneath the window to the rear. Integrated dishwasher, twin oven and combination oven. Induction hob and extractor canopy with glass tiled splashbacks and a peninsula that opens to the dining area

## **Dining Area**

French doors and a window to the fore. Double doors into the lounge

## **Lounge**

This beautiful room has a vaulted ceiling, dual aspect windows, door to the rear and a brick fireplace with a wooden mantel and an electric coal effect wood burner.

## **Ground Floor Bedroom**

Laminate floor, built in wardrobe and chest of drawers. Twin windows to the rear and a door into the bathroom.

## **Jack & Jill Bathroom**

With a double walk in shower cubicle with a thermostatic shower, close coupled wc and a vanity wash hand basin. Tiled to full height and floor and a window to the rear.

## **Office**

Window to the rear.

## **Ground Floor Suite**

The lounge area has dual aspect windows and doors. A wet room with shower, close coupled wc and a pedestal wash hand basin. Stairs lead to the mezzanine bedroom area.

## **Family Room**

Laminate flooring, dual aspect windows.

## **Split Level Landing**

## **Bedroom**

Vaulted ceilings with velux windows and a radiator.

## **Bedroom**

Velux windows to front and rear, radiator, wardrobe and a door into the en suite

## **En Suite Bathroom**

The four piece suite has a corner shower cubicle with a thermostatic shower, freestanding bath, close coupled wc and vanity wash hand basin. Heated towel rail, tiled splashbacks and a velux window

## **Garden**

The garden wraps around to the side and rear with privet and fenced boundaries

## **Driveway**

Set behind double gates there is parking for a number of vehicles with access provided to the stable block, house and annexe.

## **Annexe**

## **Lounge/Kitchen**

Laminate flooring and a night storage heater. The kitchen area has white high gloss units, sink unit, plumbing for an automatic washing machine and space for an upright fridge freezer. Door and window into the garden.

## **Shower Room**

Shower cubicle with an electric shower, close coupled wc and a vanity wash hand basin with medicine cabinet over.

## **Bedroom**

With triple velux windows and hanging.

## **Driveway**

The substantial driveway provides parking for any number of vehicles and leads to the house, annexe and American barn.

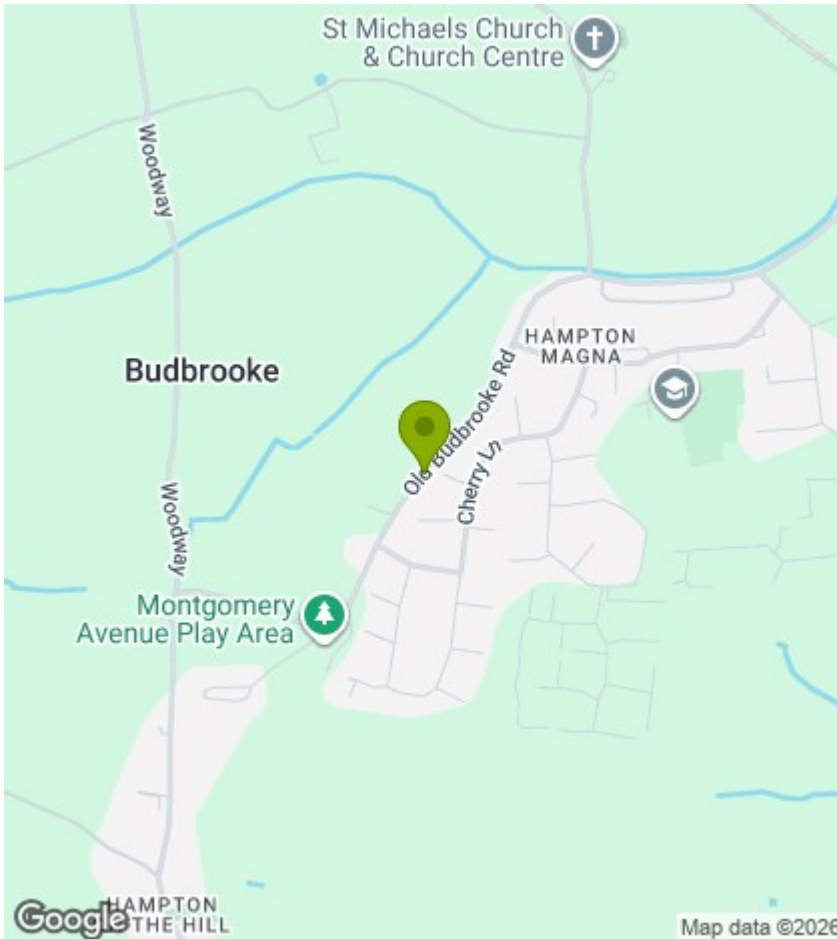
## **American Barn**

The American barn has double door opening.

## **Agricultural Tie**

ALL BUYERS PLEASE BE AWARE OF THE FOLLOWING RESTRICTION IMPOSED BY THE LOCAL AUTHORITY ON THIS PROPERTY:

THE OCCUPANCY OF THE DWELLING SHALL BE LIMITED TO PERSONS SOLELY OR MAINLY EMPLOYED OR LAST EMPLOYED LOCALLY IN AGRICULTURE, AS DEFINED IN SECTION 290 (1) OF THE TOWN AND COUNTRY PLANNING ACT 1971, OR IN FORESTRY, OR THE DEPENDANT OF SUCH PERSONS RESIDING WITH HIM (BUT INCLUDING THE WIDOW OR WIDOWER OF SUCH PERSON).



## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



LOCATION  
Maple Lodge

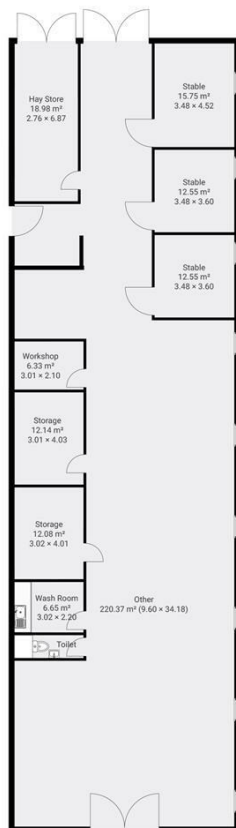
DETAILS  
Total area: 623.51 m<sup>2</sup>  
6711.4 sq.ft



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

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1:199

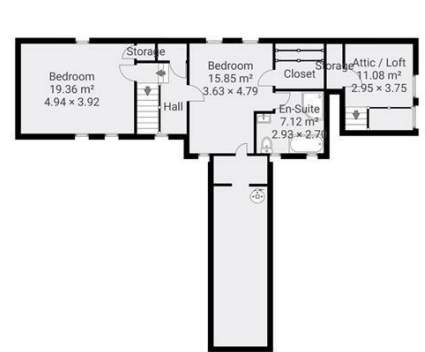
### ▼ Stables TOTAL AREA: 320.35 m<sup>2</sup>



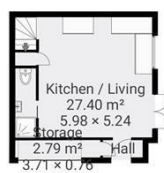
### ▼ Ground Floor TOTAL AREA: 159.84 m<sup>2</sup>



### ▼ 1st Floor TOTAL AREA: 86.47 m<sup>2</sup>



### ▼ Annex Ground TOTAL AREA: 34.71 m<sup>2</sup>



### ▼ Annex Upper TOTAL AREA: 22.13 m<sup>2</sup>

