



7 Combroom

Warwick **CV35 9HP**

Guide Price £475,000

7 Combrook

Being attractively positioned in the heart of the picturesque village of Combrook, this largely stone-built semi-detached cottage is one of a number of properties in the village that originally fell within the ownership of the Compton Verney estate. Being offered for sale with the benefit of no onward chain, the house has previously been extended and enlarged on two storeys to provide four bedroomed accommodation, whilst now giving excellent scope and potential for cosmetic improvements and modernisation along with possible reconfiguration of the existing rooms. The property also has the significant advantage of a driveway providing off-road parking, as well as direct access to a larger than average adjoining garage, whilst at the rear there is a well proportioned lawned garden with an attractive outlook beyond over a neighbouring garden. Overall this is a rare opportunity to purchase a family home ripe for improvement within a lovely village setting.

LOCATION

Combrook is a small picturesque village comprising little more than circa 65 houses and lying just off the Fosse Way, close to the neighbouring larger villages of Wellesbourne and Kineton. The history of the village is closely linked with the nearby Compton Verney estate and has a history dating back around 1,000 years. At the heart of the village is a lovely old church. More comprehensive amenities including shops and schools can be found in Wellesbourne and Kineton and, despite the semi-rural location of the village, it is also well placed for access to major road links, notably the M40 motorway.

ON THE GROUND FLOOR

Attractive gabled porch entrance from which an entrance door gives access from the side of the property to:-

ENTRANCE HALLWAY

With staircase off ascending to the first floor, door to understairs storage cupboard and doors to:-

LOUNGE

3.63m x 3.35m (11'11" x 11'0")
With dual aspect windows, electric radiator and recessed fireplace housing the cast iron wood burning stove which provides domestic hot water and heating.

DINING ROOM

3.76m x 3.00m (12'4" x 9'10")
With central heating radiator and window overlooking the rear garden.

KITCHEN

3.71m x 2.21m (12'2" x 7'3")
Fitted with a basic range of units comprising base cupboards, drawers and wall cabinets with the base cupboards having roll edged wood grain effect worktops over, inset stainless steel sink unit, electric radiator, plumbing for washing machine and space for electric cooker, door giving external access to the rear garden and through access to:-

BREAKFAST ROOM

2.34m x 2.03m (7'8" x 6'8")

ON THE FIRST FLOOR

LANDING

With access trap to the roof space and doors to:-

BEDROOM ONE (FRONT)

3.38m x 3.53m max (11'1" x 11'6" max)

- to rear of fitted wardrobes.

With a range of fitted wardrobing having louvre doors fronting and storage cupboards over, window to front elevation and door to walk-in storage cupboard.

BEDROOM TWO (REAR)

2.46m x 3.78m max (8'1" x 12'5" max)

- to rear of wardrobes.

With fitted double wardrobe having louvre doors fronting and overhead storage cupboards, central heating radiator and window to rear elevation.

BEDROOM THREE (REAR)

3.73m x 2.24m (12'3" x 7'4")

With window to rear elevation.

Features

Characterful Semi-Detached Home

Charming Village Location

Three Reception Rooms

Kitchen

Four Bedrooms

Shower Room

Gardens Front Rear

Driveway/Parking and Garage

No Chain



BEDROOM FOUR (FRONT)

3.66m x 2.03m (12'0" x 6'8")

With fitted corner cupboard and window to front elevation.

SHOWER ROOM

With fittings comprising low level WC, pedestal wash hand basin, walk-in shower enclosure with sliding glazed door giving access and Triton electric shower unit, window to side elevation and chrome towel warmer.

OUTSIDE

FRONT

The house is set behind a lawned foregarden with dwarf wall and holly hedge forming the front boundary. To the right of this, a tarmac driveway provides off-road parking space for at least two vehicles in tandem as well as providing direct vehicular access to:-

ADJOINING GARAGE

Which is of larger than average proportions with up and over door providing access, dual aspect windows, electric light and power and door giving access to the rear garden.

REAR GARDEN

The house enjoys a comfortably proportioned rear garden with stocked borders and mature trees including fruit trees, together with a brick built outhouse/store and further timber garden shed. There is an attractive outlook from the garden beyond over a neighbouring garden.

DIRECTIONS

Postcode for sat-nav - CV35 9HP.



Floorplan

Ground Floor



First Floor



Total area: approx. 103.8 sq. metres (1117.8 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band D - Stratford District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa,
Warwickshire, CV32 4LY

wiglesworth.com