



## Verney Close, Butlers Marston

Guide Price **£550,000**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

## Verney Close

Butlers Marston, Warwick

Offered to the market with no onward chain, this detached bungalow occupies a peaceful cul-de-sac position and enjoys outstanding rear views across the surrounding farmland. Offering spacious and well-proportioned accommodation throughout, the property presents an excellent opportunity for a new owner to modernise and create a home tailored to their own style and requirements.

The welcoming entrance hall provides access to all principal rooms and includes a useful storage cupboard, while a cloakroom is fitted with a WC and wash hand basin. The kitchen is fitted with a range of wall and base units with worktops over, incorporating an eye-level double oven and hob, with space for a fridge-freezer, dishwasher and washing machine. Windows to the front and side aspects provide plenty of natural light, and a door leads directly to the rear garden.

The separate dining room offers a versatile space for family meals or entertaining, while the generous living room is a particular highlight, centred around an attractive log burner with a stone surround. Double doors open onto the rear patio, framing spectacular views across the garden and countryside beyond.





The bungalow offers four well-sized bedrooms. The principal bedroom benefits from fitted wardrobes, a built-in dressing table and an en-suite shower room. Bedrooms two and three also feature fitted wardrobes, with most bedrooms enjoying views over the rear garden and surrounding fields. The family bathroom is fitted with a WC, wash hand basin and a Jacuzzi bath with a wall-mounted power shower.

Outside, the rear garden is undoubtedly one of the property's standout features. A full-width patio provides the perfect space for outdoor dining and relaxation, while landscaped areas and a generous lawn make the most of the idyllic rural setting. Low-level fencing allows uninterrupted views across the neighbouring farmland, creating a wonderful sense of space and tranquillity. Additional features include a greenhouse, garden shed and oil tank, together with gated side access to the front of the property and a door into the detached double garage which offers additional eaves storage and an electric door. There is driveway parking to the front for 2 cars.

A further gate from the rear garden opens directly onto a public footpath, providing immediate access to a network of picturesque countryside walks.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G



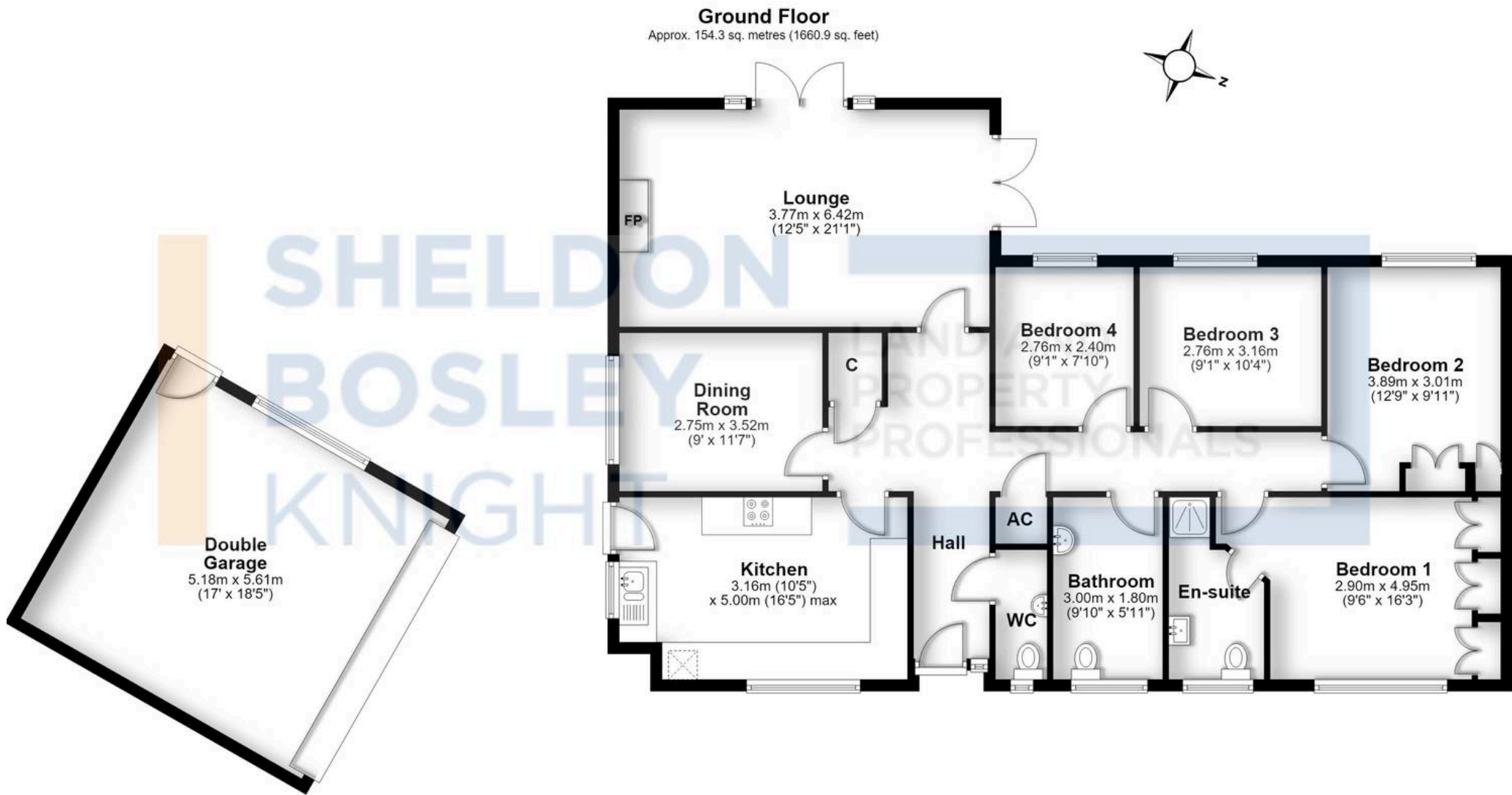
#### **DISCLAIMER**

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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.





Total area: approx. 154.3 sq. metres (1660.9 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



## Sheldon Bosley Knight Shipston & Kineton

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**Future Development & Planning:**

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.