



## Two bed barn conversion

4 Sherbourne Court,  
Vicarage Lane  
Sherbourne  
Warwick  
CV35 8AW



**MARGETTS**  
ESTABLISHED 1806

Price Guide £420,000

4 Sherbourne Court,  
Vicarage Lane  
Sherbourne  
Warwick  
CV35 8AW



Price Guide £420,000

**DON'T MISS - IT'S DELIGHTFUL! - great location - A rare & engaging "cottage style" barn conversion forming part of an exclusive & very prestigious courtyard development in popular hamlet, convenient for the M40, A46 & Warwick Parkway Station, and nearby businesses and town centres. Charming accommodation, full of character with exposed timbers, drive and garden area and separate detached single garage. We warmly recommend a viewing of this rare charming barn conversion. NO CHAIN.**

Double glazed front door opens into the

#### RECEPTION HALL

with night storage heater, access to the roof space, exposed timbers and door opening to a cloaks cupboard.

#### STUNNING "L" SHAPED LOUNGE DINER

10'1" x 8'2"

with night storage heater, and exposed ceiling timbers with down lighters.

#### LOUNGE AREA

15'7" x 13'3"

with electric night storage heater, beamed high ceiling with feature brick fire setting having tiled hearth and log burner. Double glazed patio doors with matching side windows opening onto the garden.

#### FITTED KITCHEN

9'7" x 6'10"

with butchers block style work surfacing extending around the room incorporating a Belfast style sink with mixer tap. The worksurface incorporates a four ring ceramic electric hob and range of base units incorporating the integrated fridge and separate integrated freezer, Hotpoint slimline dishwasher, Beko integrated washing machine, Zanussi built-in electric oven, and eye-level wall cupboard with cooker hood, splashbacks, double glazed window, down lighters, and exposed ceiling timber.

Door from the reception hall to a

#### FURTHER HALLWAY

with electric night storage heater, double glazed roof light, and door opening to a deep linen cupboard with slatted wood shelving.

#### MASTER BEDROOM

14'4" inc. wards x 9'8" exc. door recess

with exposed ceiling timber, electric panel heater, double glazed window, and full height, full width range of fitted mirrored wardrobes.

#### ENSUITE SHOWER ROOM

with corner fitted shower cubicle, fully tiled with adjustable shower, low-level WC, wash hand basin with mixer tap, large tiled areas, down lighters, double glazed window and heated towel rail.

#### BEDROOM TWO

12'2" max reducing to 9'3" x 9'4" max

with exposed ceiling timbers, electric panel heater, and double glazed window.



#### **BATHROOM**

has a white suite with panel bath having mixer tap and tap secured adjustable shower with screen over, wash hand basin, low-level WC, large tiled areas, heated towel rail, double glazed roof light and down lighters.

#### **OUTSIDE**

The property enjoys a delightfully enclosed fore garden, easy to maintain with pebbles and deck area and stocked with shrubs and plants.

#### **LARGE DRIVEWAY**

providing parking and giving access to a

#### **DETACHED SINGLE GARAGE**

with up and over door.





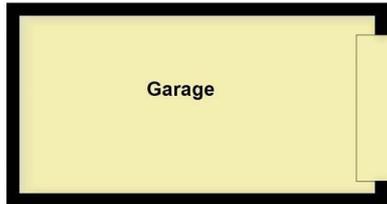


**4 Sherbourne Court, Vicarage Lane, Sherbourne, Warwick,  
CV35 8AW**



**Ground Floor**

Approx. 75.0 sq. metres (807.4 sq. feet)



Total area: approx. 75.0 sq. metres (807.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

The total area does not include the Garage

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**CONTACT**

12 High Street  
Warwick  
Warwickshire  
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

