VICARAGE LANE, WATER ORTON,B46 1RX
OFFERS IN THE REGION OF £750,000

Nestled in the charming & semi-rural village of Water Orton, this four-bedroomed detached home offers the perfect blend of countryside living and urban convenience. Steeped in historical significance, 'Rainhill' was originally named 'Shambles' after the renowned market street in York. The property was later owned by direct descendants of an important engineer named Henry Booth, famous for his part in introducing the worlds first steam railway conducting both scheduled passenger & freight services on the Liverpool & Manchester Railway. Prospective locomotives were tested at Rainhill in Lancashire, where the renamed home found its name. Allowing for ease of access to major commuter links including the M42 & M6 motorways, Water Orton Station is a short walk away offering quick routes into Birmingham & beyond with local schools, shopping amenities & essential services all within close proximity. The spacious plot offers tremendous potential for future extension or conversion, subject to planning permissions, allowing you to craft your dream home in this idyllic setting. Complimented by gas central heating & PVC double glazing (both where specified), added qualities, including a POD charging point & house alarm, support this outstanding home with internal rooms briefly comprising: Deep entrance hall, imposing guest cloakroom/WC, substantial family lounge leading to a rear conservatory/billiards room, an attractive dining room, breakfast room, fitted kitchen with pantry and utility, as well as a double garage complete the ground floor. To the first floor, four bedrooms are offered with the master bedroom exuding luxury thanks to its walk-in wardrobe & dressing area having a fully comprehensive en-suite bathroom, a separate WC & bathroom are found at the end of the landing. Externally, an in & out drive is given to fore, to the rear, patio advances to considerable lawn, trees & bushes privatise the homes perimeter. EPC Rating D.

Set back from the road behind an in and out multi vehicular gravel drive with mature shrubs and bushes lining the perimeters, access is given to a POD electric vehicle charging point; entry into the home is provided via a PVC double glazed obscure door with windows to side, into:

PORCH: Space for storage to sides, a glazed wooden door with windows to side opens into:

DEEP & WELCOMING ENTRANCE HALL: Double glazed windows overlook fore garden, internal doors open to a considerable family lounge, spacious guest cloakroom / WC having the potential for conversion to a wet room, breakfast room and storage, radiators, stairs off to first floor.

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GUEST CLOAKROOM / WC: PVC double glazed obscure windows to fore, suite comprising low level WC and vanity wash hand basin, tiled splashbacks and flooring, radiator, space for storage, door opens back to entrance hall.

CONSIDERABLE FAMILY LOUNGE: 20’5 x 20’3: PVC double glazed windows to fore, a gas coal-effect fire set upon a stone hearth having matching surround and chimney breast over, radiators, space for complete lounge suite, door to entrance hall and double doors to dining room, double glazed double doors with windows to side open to:

REAR CONSERVATORY / BILLIARDS ROOM: 19’9 x 7’5: PVC double glazed windows and patio doors open to rear garden, having double glazed skylights over, variety of uses including bar area and social / entertaining space, double glazed doors with windows to side open back to lounge.

DINING ROOM: 19’3 x 11’0: PVC double glazed patio doors with windows to side lead to rear garden, space for dining table and complimenting suite, radiator, double doors open back to lounge and a single internal door opens to:

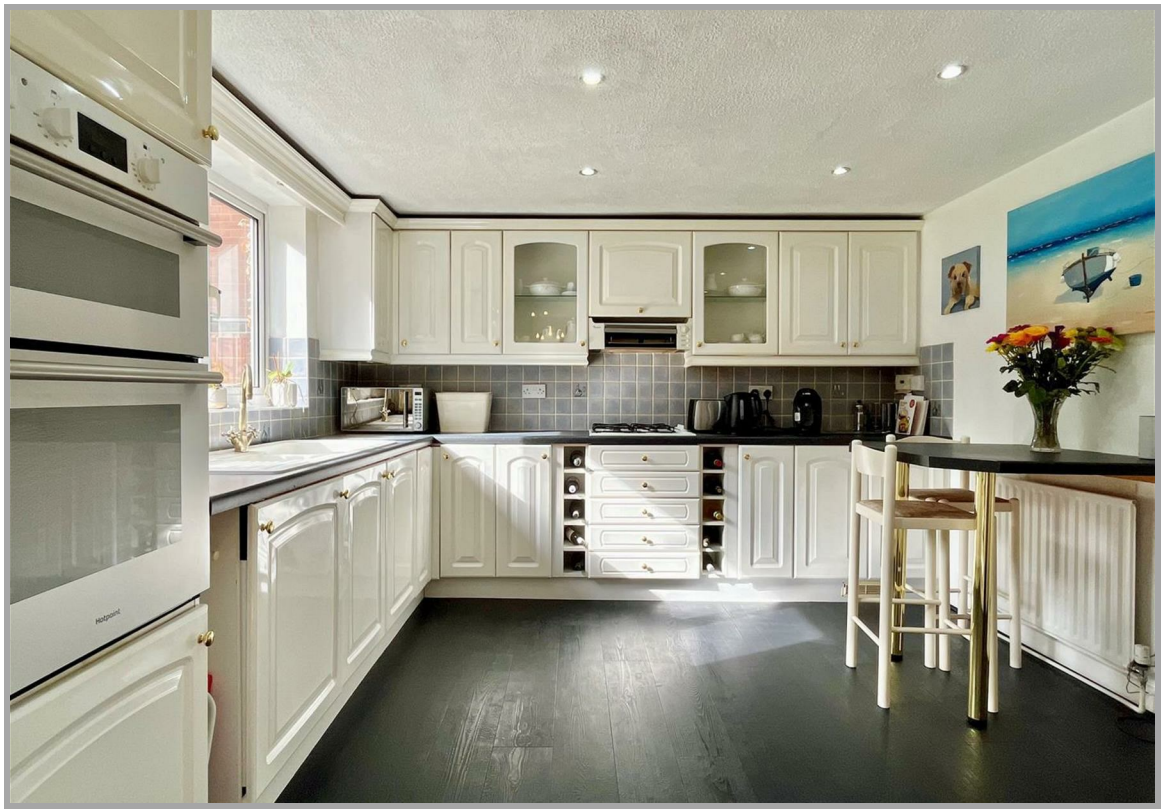
BREAKFAST ROOM: 15’1 x 10’6: PVC double glazed patio doors with windows to side open to rear garden, space for breakfast table and sofa, radiator, a glazed obscure door opens to pantry, internal doors open back to dining room and to entrance hall, access is provided into:

FITTED BREAKFAST KITCHEN: 11’1 x 11’0: PVC double glazed windows to rear, matching wall and base units with a variety of cupboards, drawers, eye-level units and wine recesses, integrated dishwasher, oven with grill over and secondary eye-level grill unit, roll edged work surfaces with four ring gas hob and double sink drainer unit, tiled splashbacks, bar stools to a raised work surface, access is provided back to breakfast room and into a pantry, singular door opens to:

UTILITY: 12’1 x 5’5: Roll-edged work surface with stainless steel sink drainer unit, recesses below for washing machine and dryer, an obscure glazed door opens to side, shelving provides space for storage, tiled splashbacks, door opens back to kitchen and to double garage.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed windows to fore, radiator, doors open to four bedrooms, a family bathroom and separate WC.

MASTER BEDROOM: 14’4 x 10’4: PVC double glazed window to rear, an



TENURE: We have been informed by the vendor the property is Freehold: .
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.
Council Tax Band: G Council: North Warwickshire BC

FIRE TRUCK

initial bedroom area provides space for double bed, corner storage suite and bedside tables, radiator, door back to landing and a through access is provided to:

WALK-IN DRESSING AREA: 10'9 x 5'5: PVC double glazed window to rear, radiator, built-in wardrobes, access is provided back to bedroom, and door opens to:

FULLY COMPREHENSIVE ENSUITE BATHROOM: PVC double glazed obscure window to fore, suite comprising walk-in shower cubicle with glazed splash screen to side, free-standing bath, low level WC and floating vanity wash hand basin, ladder style radiator, tiled splashbacks and flooring, door gives access back to dressing room.

BEDROOM TWO: 14'6 x 9'1: PVC double glazed window to fore, space for double bed and complimenting bedroom suite, radiator, door back to landing and door to:
ENSUITE SHOWER ROOM: Suite comprising corner shower cubicle with glazed curved splash screen sliding doors, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to bedroom.

BEDROOM THREE: 10'5 x 9'6: PVC double glazed window to rear, space for double bed and complimenting bedroom suite, radiator, door opens back to landing and to:
WALK-IN DRESSING ROOM: 10'4 x 5'0: PVC double glazed window to side, fitted wardrobes, opportunity is provided to convert this room to an ensuite shower room (subject to relevant works), door gives access back to bedroom.

BEDROOM FOUR: 10'3 x 8'0: PVC double glazed window to rear, space for bed and complimenting bedroom suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure windows to side, suite comprising bath with glazed splash screen to side and pedestal wash hand basin, radiator, tiled splashbacks, door opens to airing cupboard, door back to landing.

WC: PVC double glazed obscure window to side, low level WC, door back to landing.

REAR GARDEN: A block paved patio advances from breakfast room, dining room and rear conservatory / billiards room and advances to lawn, tree-lined perimeters privatise the property's border with access being provided to a summer room, greenhouse and vegetable patch, fencing at the back of the garden overlooks fields, a timber gate opens to a woodland area.

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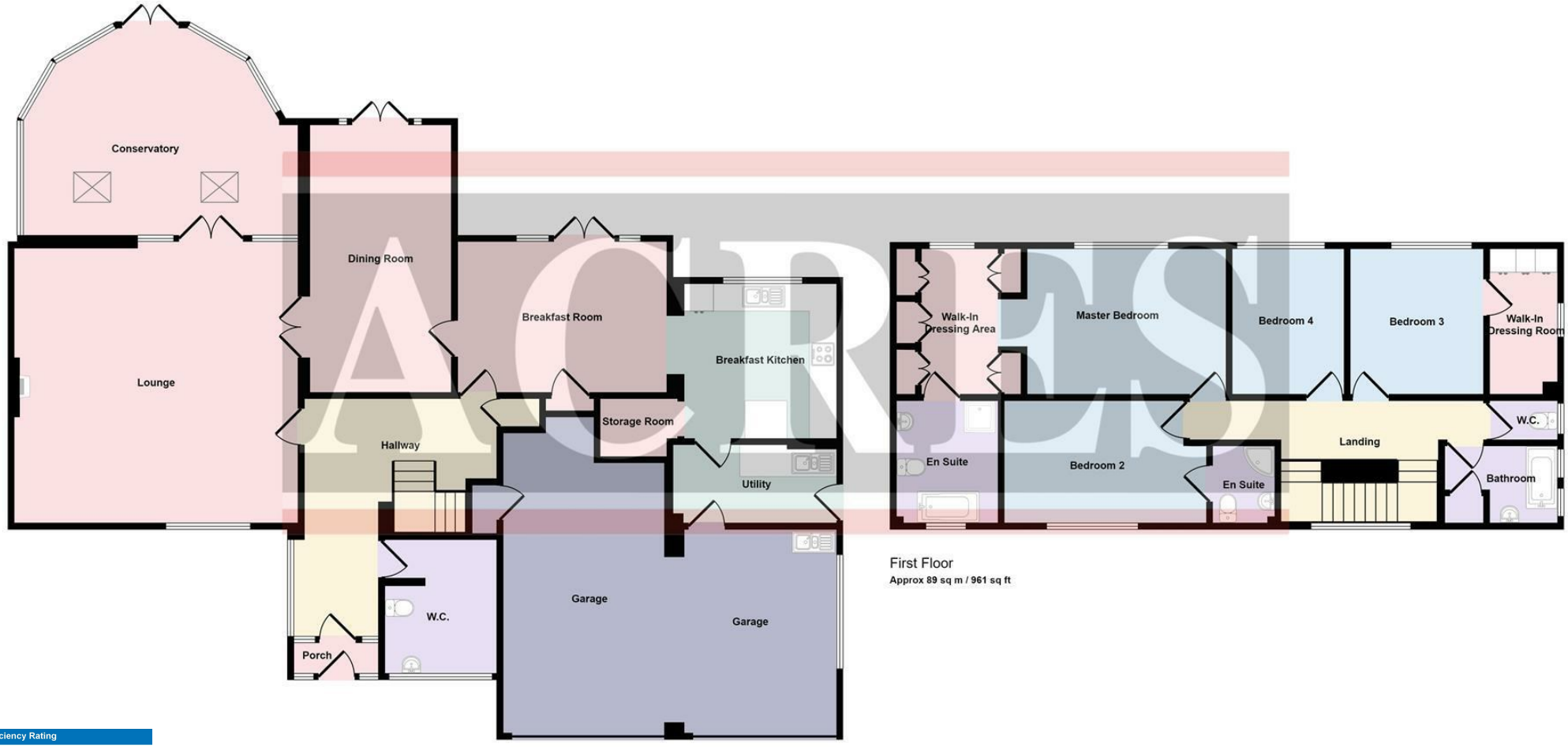
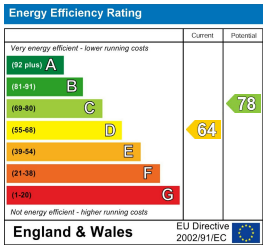
Approx Gross Internal Area
283 sq m / 3045 sq ft



First Floor
Approx 89 sq m / 961 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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