



TROOP COTTAGE

VICARAGE LANE, SHERBOURNE, WARWICK, CV35 8AB

Keri Robinson

The **Leamington & Warwick** Property Expert





An outstanding cottage on a quiet lane in a sought-after village, comprising a cloakroom/WC, superb breakfast kitchen, beautiful sitting room with open fire and dining area, two charming double bedrooms with original exposed beams, and a stunning bathroom.

Property at a glance

Outstanding Cottage Situated On A Peaceful Lane In A Sought After Village Location

Cloakroom/WC, Superb Breakfast Kitchen

Beautiful Sitting Room With Open Fire And Dining Area

Two Character Double Bedrooms With Original Exposed

Wooden Beams

Stunning Bathroom

Previously Granted Planning Permission For A Three Bedroom Extension

Wonderful Mature Garden with Original Brick Shed to the Rear and Off-Road Parking

Countryside Views From The Principal Bedroom

An Internal Viewing Is Essential

EPC Rating – D





The property previously benefited from full planning permission for a substantial extension, creating a three bedroom home with an enlarged kitchen and first floor balcony. Although the permission has now lapsed, having expired during the Covid period before the works could commence, it demonstrates the property's excellent potential for future development.

Ground Floor

An attractive pathway along the front garden leads to the front door which opens into the beautiful sitting room which has an open fire, windows to the front and side, a useful storage cupboard, and concealed stairs which rise to the first floor. The seller has used a really attractive alcove to create a lovely dining area which has space to seat four guests. The superb breakfast kitchen has been massively improved and has ample work space, integrated oven, grill and five ring gas hob, integrated fridge/freezer, windows to the side and rear elevations and a door to the rear. Access is provided to the cloakroom/WC.

First Floor

The principal bedroom enjoys wonderful countryside views from the front window and retains beautiful original exposed wooden beams, enhancing the cottage's charm and character. The guest bedroom is also a generous double, again featuring original exposed wooden beams, and offers excellent potential for future enlargement.

Outside

The rear garden is a wonderful size and is mainly laid to lawn, complemented by several attractive seating areas that create ideal spaces for outdoor entertaining or relaxing. The garden is beautifully established with mature trees, a summer house and a brick-built outbuilding providing excellent storage.

Access is provided to the front, where there is an additional garden and off-road parking for one vehicle, together with ample unrestricted parking along the lane.



The Seller's View

“One of the things I’ll miss most about Troop Cottage is the sense of peace and tranquillity. Waking up to uninterrupted countryside views every morning has made living here truly special. The garden has always been my favourite place to relax, enjoying sunshine throughout the day and an abundance of wildlife, including owls, woodpeckers, foxes, deer and even the occasional otter.

I also love being able to step straight onto beautiful countryside and riverside walks from the front door. The friendly village community, fantastic pubs and village shop in nearby Barford, together with easy access to Warwick, Leamington Spa and Stratford-upon-Avon, offer the perfect balance of rural living and convenience.

Troop Cottage has been a wonderful home, and I hope its next owners enjoy it as much as I have.”



Directions

From Junction 15 of the M40, take the A46 towards Coventry before exiting at the A429 signposted Warwick and Barford. Follow the A429 towards Barford, then turn left onto the B4463 signposted Sherbourne. Continue into the village and turn onto Vicarage Lane, where Troop Cottage can be found on the left-hand side.

Services

Main water, gas, electric, and sewage.

Tenure

Freehold

Local Authority & Tax Band

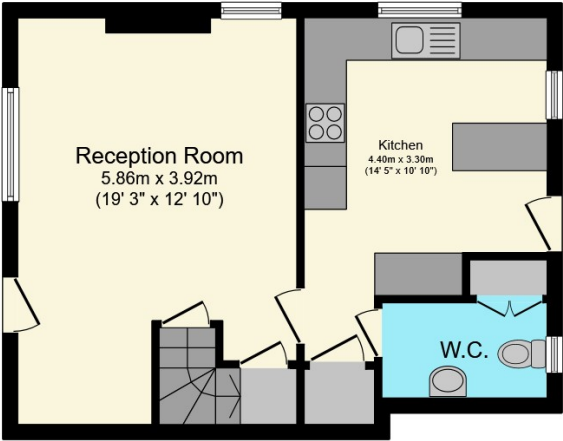
Warwick District Council
Royal Pump Rooms, The Parade, Royal Leamington Spa, CV32 4AA
www.warwickdc.gov.uk/site/
Tel 01926 450000
Tax band - C

Viewing Arrangements

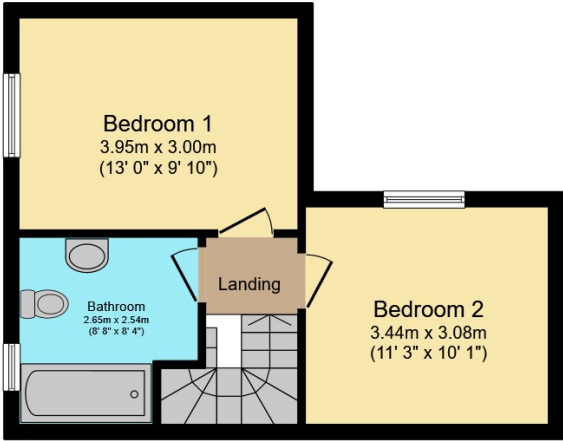
Viewing strictly by appointment with sole agent
Keri Robinson
keri.robinson@thepropertyexperts.co.uk

Amenities/Distances

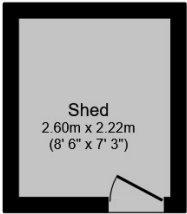
- Warwick Town Centre - 2.5 miles
- Barford St Peter's Primary School - 0.8 miles
- Warwick Parkway - 2.1 miles
- Motorway Links (M40 Junction 15) - 3.5 miles
- Birmingham Airport - 19 miles
- Nearest Towns - Warwick 2.5 miles | Leamington Spa 5 miles | Stratford-upon-Avon 10 miles
- University of Warwick - 8.5 miles
- Warwick Hospital - 3.5 miles



Ground Floor



First Floor



Outbuilding

Total floor area 81.3 m² (875 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

AGENTS NOTES
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		

About the **Area**

Sherbourne

Nestled in the heart of the Warwickshire countryside, Sherbourne is a picturesque and highly sought-after village offering a wonderful blend of rural charm and modern convenience. Surrounded by beautiful open countryside and scenic walking routes, the village enjoys a peaceful atmosphere while remaining just a short drive from the historic county town of Warwick, the elegant spa town of Leamington Spa and the cultural attractions of Stratford-upon-Avon. With excellent road links, a welcoming community and an abundance of nearby pubs, cafés and leisure facilities, Sherbourne is an ideal location for those seeking the best of village living without compromising on connectivity.



Warwickshire

Warwickshire is a beautiful county renowned for its rolling countryside, historic market towns and rich heritage. From the iconic Warwick Castle to the charming streets of Stratford-upon-Avon and the elegant Regency architecture of Leamington Spa, the county offers an exceptional blend of history, culture and modern living. Excellent transport links, highly regarded schools and an abundance of countryside walks make Warwickshire a highly desirable place to call home.



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***“Having dealt with Keri at The Property Experts recently,
I can only describe her as a breath of fresh air!***

***Her local knowledge is excellent and she clearly cares
about, and understands the house selling process fully.***

***Thank you so much for all of your help and I would have no
hesitation in recommending you to friends and family!”***

Michael



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