

**2 Bed
Barn Conversion
located in Sherbourne**



MARGETTS
ESTABLISHED 1806

Price Guide £395,000

4 Sherbourne Court,
Vicarage Lane
Sherbourne
Warwick
CV35 8AW



Price Guide £395,000

IT'S DELIGHTFUL! - convenient central location - "cottage style" barn conversion forming part of an exclusive & very prestigious courtyard in popular COUNTRYSIDE hamlet, convenient for the M40, A46 & Warwick Parkway* Station (*over 30 trains a day to LONDON & 2 trains per hour to BIRMINGHAM) and nearby businesses and town centres. Full of character with exposed timbers, LARGE drive way and garden area and separate detached single garage. We recommend a viewing of this rare barn conversion. NO UPWARD CHAIN too! (Plans are available to extend and enlarge the property, but this would need to be approved, in the usual planning process required for permission to be granted).

Double glazed front door opens into the

RECEPTION HALL

RECEPTION HALL - with night storage heater, access to the roof space, exposed timbers and feature leaded internal glazed screens, and door opening to a cloaks cupboard.

STUNNING "L" SHAPED LOUNGE DINER

10'1" x 8'2"

STUNNING "L" SHAPED LOUNGE DINER - with night storage heater, and exposed ceiling timbers with down lighters.

LOUNGE AREA

15'7" x 13'3"

LOUNGE AREA - 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"

FITTED KITCHEN - with butchers block style work surfacing extending around the room incorporating a Belfast style sink with mixer tap. The work surface 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

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

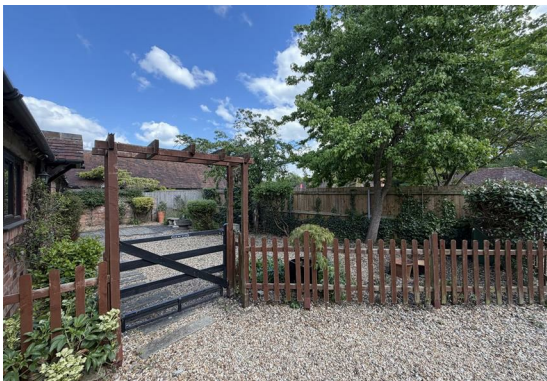
MASTER BEDROOM

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

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

ENSUITE SHOWER ROOM

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

BATHROOM

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

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

LARGE DRIVEWAY - providing parking and giving access to a



DETACHED SINGLE GARAGE

DETACHED SINGLE GARAGE - with up and over door.

GENERAL INFORMATION

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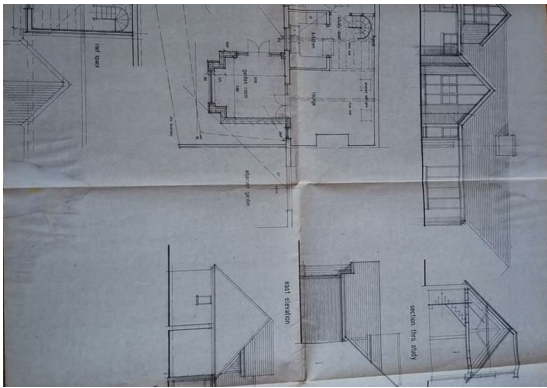
We understand the property is FREEHOLD.

All mains services are connected except GAS.

Mains water stop cock is in the garden to Number 5.

Please check or ask about Mobile or Broadband coverage, in the location. If this is important to you, please call us BEFORE you travel.

Property is in Sherbourne Conservation Area.

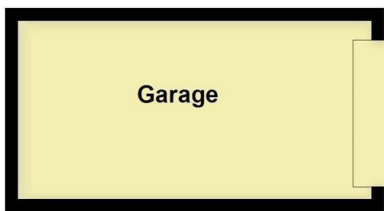




4 Sherbourne Court, Vicarage Lane, Sherbourne, Warwick,



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

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

