

**2 Bed
Barn Conversion
located at**

**The Stables, Vicarage Lane
Sherbourne
CV35 8AB**


MARGETTS
ESTABLISHED 1806

Guide Price £375,000

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Refurbished throughout, this exciting courtyard conversion offers a flexible spacious two bedroom layout occupying 1,126 sq.ft. Conveniently located in a semi rural location yet handy for everywhere, this stylishly presented cottage must be viewed to be fully appreciated.

Entrance Hall

Replacement double glazed front door opens into entrance hall with quality tiled floor, radiator.

Refitted Cloakroom

with low level WC, wash hand basin with mixer tap and cupboard under, radiator and door opening to under stairs storage area, extractor fan.

Magnificent Through Dining Kitchen

26' 8" x 8' 7" (8.14m x 2.62m)

Dining Area with tiled floor, radiator, double glazed window to the rear of the property.

Magnificent Refitted Kitchen, hand finished and beautifully appointed with stone worktop incorporating a Shaw's classic, 1 1/4 bowl sink unit with mixer tap and, four ring gas hob, base units under incorporate the Bosch electric double oven, bin store, integrated Bosch dishwasher, integrated AEG washing machine/dryer and drawers on soft closures. Eye level wall cupboards including cooker hood, tall range of larder cupboards incorporating the integrated AEG fridge and freezer, bespoke larder cupboard with spice rack and tall end cupboard suitable for ironing board etc. Further "L" shaped unit with base units beneath and side shelves, tv aerial point, further storage cupboard housing the Worcester gas fired combination boiler, double glazed window to the front of the property, down lighters, tiled floor and radiator.

Very Attractive Living Room

17' 8" x 14' 6" (5.38m excluding door recess x 4.43m) This attractive room with contemporary painted beams also boasts wood burner to the fire place with tiled hearth and wooden mantle over, wiring for 3 sets of wall lights, tv point, radiator, double glazed window and double glazed sliding patio doors opening to the rear garden and patio. Double opening doors lead through to the

Landing

Staircase with exposed timbers to the side leads up to



A Light and Airy Landing Area

with double glazed window and remote control double glazed roof light, radiator, telephone connection point.

Superb Refurbished Bathroom

has a white four piece suite with panelled bath having mixer tap, low level wc., separate fully tiled shower cubicle with rain shower and hand held attachment, wash hand basin with mixer tap and vanity cupboard beneath, tiled floor with matching upskirtings, heated towel rail, obscured double glazed window, down lighters and extractor fan.



Bedroom One (Rear)

15' 3" x 13' 3" (4.64m reducing to 3.72m x 4.03m max) including a dormer style bay with radiator and double glazed window affording attractive views across the rear garden, further radiator and exposed timbers.



Bedroom Two

16' 11" x 10' 1" (5.16m max reducing to 3.76m x 3.08m max) with doors giving access to under eaves storage, radiator, double glazed window overlooking the rear of the property and exposed timbers. Access to roof space.

Outside

To the front of the property we understand there is shared access to the courtyard and there are two allocated car parking spaces in tandem for The Malthouse.

To the rear of the property is a delightful rear garden enjoying a good degree of privacy and a noticeable south/westerly aspect. There is a large paved patio, shaped lawn, perimeter borders stocked with shrubs and plants and large timber garden shed.

Agent's Notes

Tenure: The property is stated to be Freehold.

We understand that all mains services are connected.

Council Tax Band 'E', Local Authority Warwick District Council.

Viewing: Strictly by appointment through the Agents.



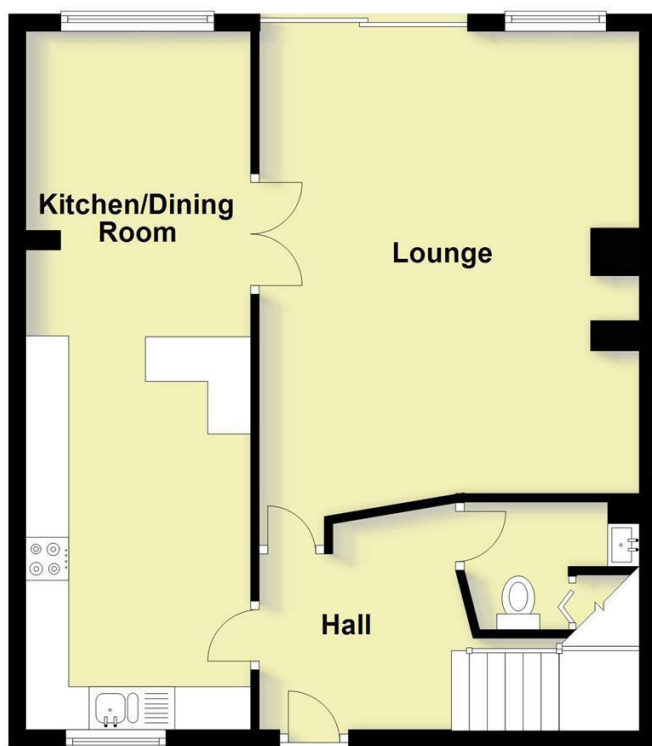


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Ground Floor

Approx. 58.1 sq. metres (625.7 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.4 sq. feet)



Total area: approx. 105.6 sq. metres (1137.1 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	80
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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