



Flat 3, Sherbourne House, Vicarage Lane

Warwick **CV35 8AB**

Guide Price £295,000

Flat 3, Sherbourne House, Vicarage Lane Sherbourne

Forming part of an impressive period style building a wonderfully presented top floor spacious apartment offering super views and being located in a highly sought after village of Sherbourne giving excellent access to both Warwick and Stratford upon Avon.

Internally this immaculate apartment comprises of an entrance hallway, a sizable living room with dual aspect windows, modern kitchen/diner, a main bedroom with shower ensuite and a second spacious bedroom with an en-suite and a dressing room or potential study area. Outside the property enjoys the benefit of a lovely mature ponded garden plus allocated off street parking.

This lovely village enjoys easy access to the local motorway networks along with being close to Leamington Spa, Warwick Stratford upon Avon and beyond.

A viewing is highly recommended to appreciate this property and its delightful setting.

LOCATION

Sherbourne is located on the fringes of Warwick and Stratford upon Avon. Warwick is an historic market town situated on a bend of the River Avon. The town centre provides convenient shopping, many restaurants and recreational facilities as well as the historic castle.

The area is extremely well provided for with a variety of state, private and grammar schools. Warwick and Stratford upon Avon host music festivals with Stratford upon Avon being the home of the Royal Shakespeare Company. There are a number of golf courses in the area and racing is at Stratford upon Avon, Warwick and Cheltenham.

Warwick 3 miles, Warwick Parkway 3.5 miles, Leamington Spa 5 miles, Stratford upon Avon 7 miles, Birmingham International 21 miles, Birmingham 33 miles. (Distances & Times approximate)

APPROACH

Private driveway leading into a tarmac parking area providing off-road parking with allocated spaces leading to porch over the front entrance door.

COMMUNAL ENTRANCE HALL

Access via an ornate hardwood door with decorative inset glazed panel above into a hallway with original tiled flooring, door to service cupboards, ceiling light and stairs rising to the first floor. Additionally there is a timed light switch.

ENTRANCE HALLWAY

Having doors leading off to adjacent rooms and a radiator.

LIVING ROOM

4.89m x 4.45m (16'0" x 14'7")

A light and airy room which has a feature fireplace, windows to the front and side elevation, radiator and space for lounge furniture.

KITCHEN / DINER

4.36m x 3.87m (14'3" x 12'8")

A beautifully presented kitchen diner which would be great for hosting small family events. This area in brief comprises of worktop surfaces with splashback areas, cupboards, a sink unit, five ring gas hob, extractor fan, built in dishwasher, fridge, freezer, radiator and a wall mounted boiler. Also featuring a window to the front elevation and a storage cupboard.

SEPERATE W/C

1.68m x 0.75m (5'6" x 2'5")

Having a low level W/C, sink unit, radiator and an extractor fan.

BEDROOM ONE

4.81m x 4.71m (15'9" x 15'5")

A great sized master bedroom which has a built-in wardrobe, radiator, space for bedroom furniture and a door leading off to;

STUDY / OFFICE

Having a radiator, window to the front elevation and space for a small desk.

EN-SUITE

3.01m x 1.44m (9'10" x 4'8")

Having a low level W/C, sink unit, part tiled walls, tiled flooring, window, shower unit, heated towel rail, extractor fan and loft access.

Features

Stunning Top Floor Apartment

Beautiful Communal Gardens

Allocated Off Street Parking

Popular Village Location

Immaculate Presentation Throughout

Kitchen With Fitted Appliances

Well Stocked Local Shop In Barford





Floorplan

Internal Living Area 1,101sq ft / 102.28m²

SECOND FLOOR



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General Information

Tenure

Leasehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band D - Warwick District Council



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