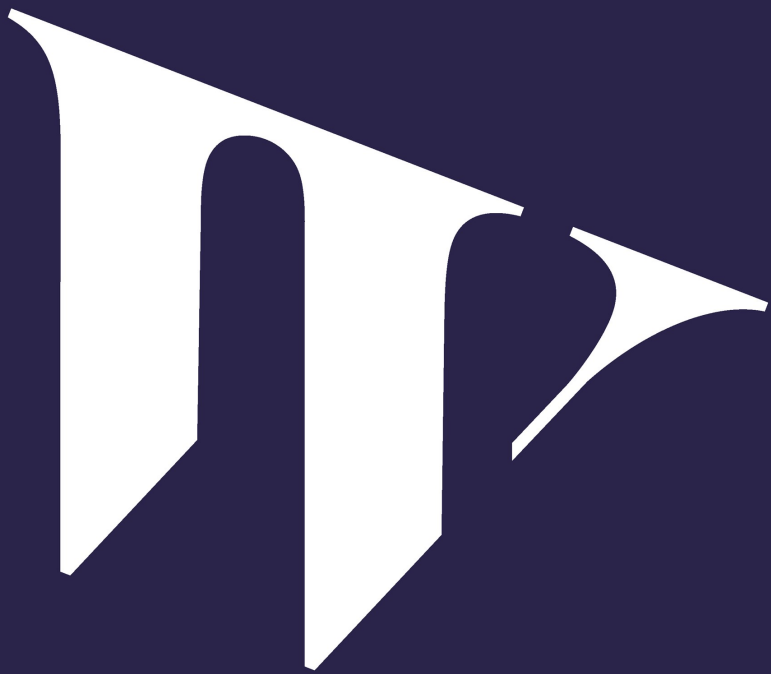




Fairmont House, School Lane

Huningham **CV33 9DS**

Guide Price £1,250,000



Fairmont House, School Lane



Summary

Fairmont House is a significantly and sympathetically extended detached family residence providing generously proportioned and light airy accommodation throughout; located on a quintessential country lane and adjoining a 'site of scientific interest' to the left-hand side of the house when viewed from the lane. Occupying an elevated position and approached via a gravelled 'in and out' driveway, the house boasts an open porch, entrance hallway, cloakroom, four spacious reception rooms, a

substantial kitchen having a range of high-quality oak units with granite worksurfaces, laundry, five double bedrooms (three with en-suite facilities) and a family bathroom. Externally the charming gardens wrap around three sides of the house with patio areas to the side and rear of the property, being readily accessed from many of the rooms via multiple patio doors together with a well-appointed summer house having light, power and an integral cloakroom.



Location

Hunningham is a charming and highly regarded village of some antiquity being mentioned in the Domesday Book and is surrounded by glorious open countryside. The village lies close by the River Leam and provides ample leisure opportunities including a profusion of rural walks, a local livery and an active cricket club, together with a medieval church and popular riverside gastropub. Hunningham lies some three miles to the north-east of Royal Leamington Spa which provides an

Features

Imposing and Substantial Detached Family Home

Beautiful Village Position

Four Reception Rooms

Impressive Kitchen

Five Bedrooms

Four Bathrooms

In/Out Driveway

Double Garage

Mature Lawned Gardens



ON THE GROUND FLOOR

LARGE OPEN PORCH ENTRANCE

With panelled entrance door opening into:-

LARGE RECEPTION HALLWAY

With impressive staircase ascending to first floor and forming an impressive entrance to the house and from which doors radiate to the main living accommodation.

CLOAKROOM/WC

With white fittings comprising low level WC, recessed wash hand basin and double glazed window.

DRAWING ROOM

24'8" x 17'10" (7.52m x 5.44m)

The focal point of which is a lovely stone open fireplace also having double glazed windows to front and rear and double glazed French doors leading into the garden.

DINING ROOM

16'11" x 13'0" (5.16m x 3.96m)

A spacious, yet intimate, dining room with double glazed window to the front elevation.

BREAKFAST ROOM

13'0" x 12'0" (3.96m x 3.66m)

A useful additional dining space which intercommunicates with the kitchen and having double glazed window to rear and double glazed French doors giving external access to the garden.

IMPRESSIVE KITCHEN

19'11" x 12'10" (6.07m x 3.91m)

Being superbly appointed with an extensive range of solid oak units comprising coordinating base cupboards, drawers, pan drawers and wall cabinets, base cupboards surmounted by black granite worktops with matching upstands along with a coordinating central island unit which also functions as a breakfast bar having granite surface, space for range style cooker with double width filter hood over, integrated dishwasher and black inset sink unit to coordinate with the work surfaces, polished floor tiling throughout, French doors giving access to the garden and access to:-

INNER HALLWAY

With personnel door to garage, window to front elevation and access to:-

UTILITY ROOM

8'4" x 5'0" (2.54m x 1.52m)

Being fully equipped with white gloss units comprising base cupboards and wall cabinets, wood worktops, stainless steel sink unit and space for washing machine and tumble dryer.

LIBRARY/OFFICE

20'1" max x 15'10" max (6.12m max x 4.83m max)

- forming an 'L' shape.

A superb home working space with walls fully lined with book shelving and double glazed French doors accessing the rear garden.

ON THE FIRST FLOOR

LANDING

Which runs the full width of the house providing access to the roof space as well as access to all first floor accommodation.

MASTER BEDROOM (FRONT)

17'10" x 15'9" (5.44m x 4.80m)

With fitted mirrored wardrobes, double glazed window and French doors opening onto flat roof which provides for potential balcony, subject to consent.

EN SUITE BATHROOM

With white suite comprising low level WC, wall mounted wash hand basin and shaped bath with shower unit over.

BEDROOM TWO (FRONT/REAR)

20'3" x 15'10" max (6.17m x 4.83m max)

- forming an 'L' shape.

With fitted mirrored wardrobes, double glazed window and double glazed French doors to a balustraded Juliet balcony overlooking the rear.

EN SUITE SHOWER ROOM

With contemporary white fittings comprising low level WC, inset wash hand basin and walk-in shower enclosure with dual head shower unit.

BEDROOM THREE (REAR)

13'8" + door recess x 13'0" (4.17m + door recess x 3.96m)

With built-in wardrobing, double glazed window to rear and access to:-

EN SUITE SHOWER ROOM

With low level WC, pedestal wash hand basin and walk-in shower enclosure.

BEDROOM FOUR (REAR)

13'11" x 12'10" (4.24m x 3.91m)

With fitted mirrored wardrobing and double glazed window.

BEDROOM FIVE (FRONT)

13'6" x 8'11" (4.11m x 2.72m)

With fitted mirrored wardrobing and window to front.

FAMILY BATHROOM

9'11" x 9'1" (3.02m x 2.77m)

With five piece suite comprising low level WC, inset wash hand basin, bidet, panelled bath and large walk-in shower enclosure.

OUTSIDE

FRONT

Fairmont House enjoys an impressively wide frontage to School Lane with arched gravelled in/out driveway providing ample parking space complimented by lawned areas. The driveway also affords direct vehicular access to:-

DOUBLE GARAGE

With double up and over door fronting, electric light and power and rear door.

REAR GARDEN

Which also extends to the side of the house and is predominantly lawned and edged by attractively stocked borders with complimentary patio areas to rear and side as well as two timber summer houses, one of which houses a WC and wash hand basin.

DIRECTIONS

Postcode for sat nav - CV33 9DS.







Floorplan



General Information

Tenure

Freehold

Services

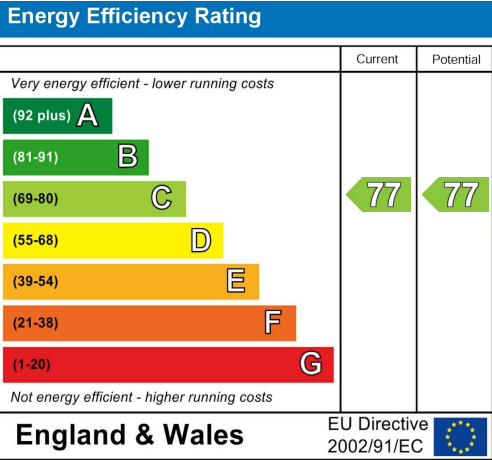
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band G - Warwick District Council



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