



Connells

The Stables Hockley Road
Shrewley WARWICK

The Stables Hockley Road Shrewley WARWICK CV35 7AT

for sale offers in the region of
£750,000



Property Description

A spacious three bedroom barn conversion with a low maintenance rear garden and secure, gated parking, with further parking to the front. This home presents a fantastic opportunity to own history with the property dating back to the 1640's. A fantastic triple garage with room above, presents endless possibilities for an annex, playroom or even fourth bedroom.

The properties in brief comprises, an impressive kitchen/diner space, with separate utility room, cloakroom, living room and garden room on the ground floor. With all three bedrooms on the first floor benefiting from en suites and boasting character throughout.

There is a generous size rear courtyard garden with an astro turf lawn, gravel drive and further patio area.

The Location

The Stables is located on the outskirts of the sought after village of Shrewley, having convenient access to Warwick, Solihull and Henley-in-Arden. The property is ideally located, having the village shop within an 8 minute walk away, and an 11 minute walk to the village pub. This stunning family home offers excellent primary and secondary schools nearby too.

For commuters, Warwick Parkway Train Station which offers direct links into London, can be found within a 8 minute drive away and the M40 is also an 8 minute drive away too.

The fantastic Ardencote Manor with Golf Course, Gym and Spa facilities is only a 5 minute drive away for those who love being active, or a pamper - with The Warwickshire Golf, Health, Hotel and Country Club in Leek Wootton also only an 11 minute drive away.

Kitchen / Dining Room

16' 1" x 16' 3" (4.90m x 4.95m)

A fantastic sized room with a feature staircase with the kitchen and dining area to each side. The kitchen area is fitted with a range of base and wall mounted cabinets with a dark Granite work surface over. Further cabinetry space within the central island with a continuation of the Granite worktops and added benefit of a breakfast bar. Tiled flooring.

The room features an array of character features with feature beams and a barn door leading out to the rear garden, The mix of tiled and wood style flooring accentuates the character within.

The dining area currently houses an 8 seater table, showing off it's impressive entertaining space.

Utility Room

9' 6" x 8' 2" (2.90m x 2.49m)

Fitted with a range of base and wall mounted units for further storage, stone washed Granite work surface over and an inset Belfast sink with mixer tap. Area for washing machine and tumble dryer, and window to rear. Wood style ceramic tiles.

Separate W/C

Conveniently positioned with a hand wash basin, continuation of wood style flooring and window.

Living Room

22' 10" x 14' 5" (6.96m x 4.39m)

Two windows overlooking the front of the property, feature log burner, solid oak flooring and staircase up to the principal bedroom.

Garden Room

9' 6" x 10' 4" (2.90m x 3.15m)

Bifold doors out to the rear patio area, glass roof allowing beams of light within and solid oak flooring.

Principal Bedroom

14' 5" x 11' 5" (4.39m x 3.48m)

Open aspect above living room with a continuation of wooden beams elevating the space. Two velux windows to the rear and one to the front. With carpeted flooring.

Ensuite

Shower, vanity wash hand basin, W/C and velux window.

Landing

Window to rear, carpeted flooring - accessing the two further bedrooms.

Bedroom Two

9' 3" x 13' 3" (2.82m x 4.04m)

Low level window to front, carpeted flooring and velux window.

Ensuite

Jacuzzi bath with shower over, hand hand basin, WC, radiator, store cupboard and velux window to rear.

Bedroom Three

9' 3" x 13' (2.82m x 3.96m)

Brick feature wall with inset beams, low level window to front and velux window above and carpeted flooring.

Ensuite

Jacuzzi bath, wash hand basin, WC, store cupboard and velux window to rear.

Rear Garden

Low maintenance rear garden, perfect for entertaining. With an astro turf lawned area, gravel drive and paved patio area for dining. Fully enclosed with double gates for rear access.

Triple Garage

22' 8" x 25' 11" (6.91m x 7.90m)

An impressive space with three separate electric garage doors. Fully decorated and sleek tiled flooring. Understairs storage, wash hand basin, staircase rising to:

Playroom

18' 9" x 25' 11" (5.71m x 7.90m)

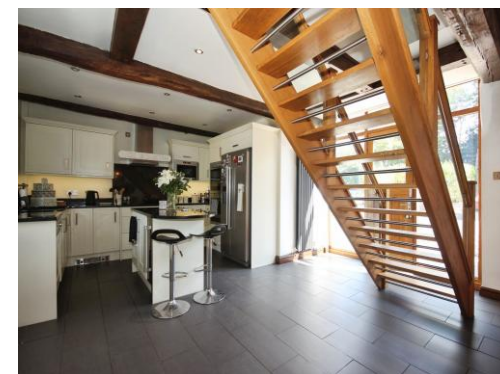
Fitted with an array of wardrobes and cupboard space. The room also benefits from a kitchenette - a perfect space for the family either as a playroom, annex or entertaining space. 8 Velux windows brighten the space and allow in an array of light.

Ensuite

Shower, wash hand basin, WC, heated towel rail, sink, velux window and bluetooth mirror.

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





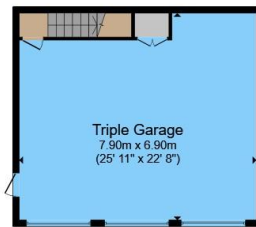




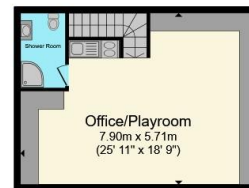
Ground Floor



First Floor



Garage Ground Floor



Garage First Floor

Total floor area 246.2 m² (2,650 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.propertybox.io



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Band: F

Tenure: Freehold

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