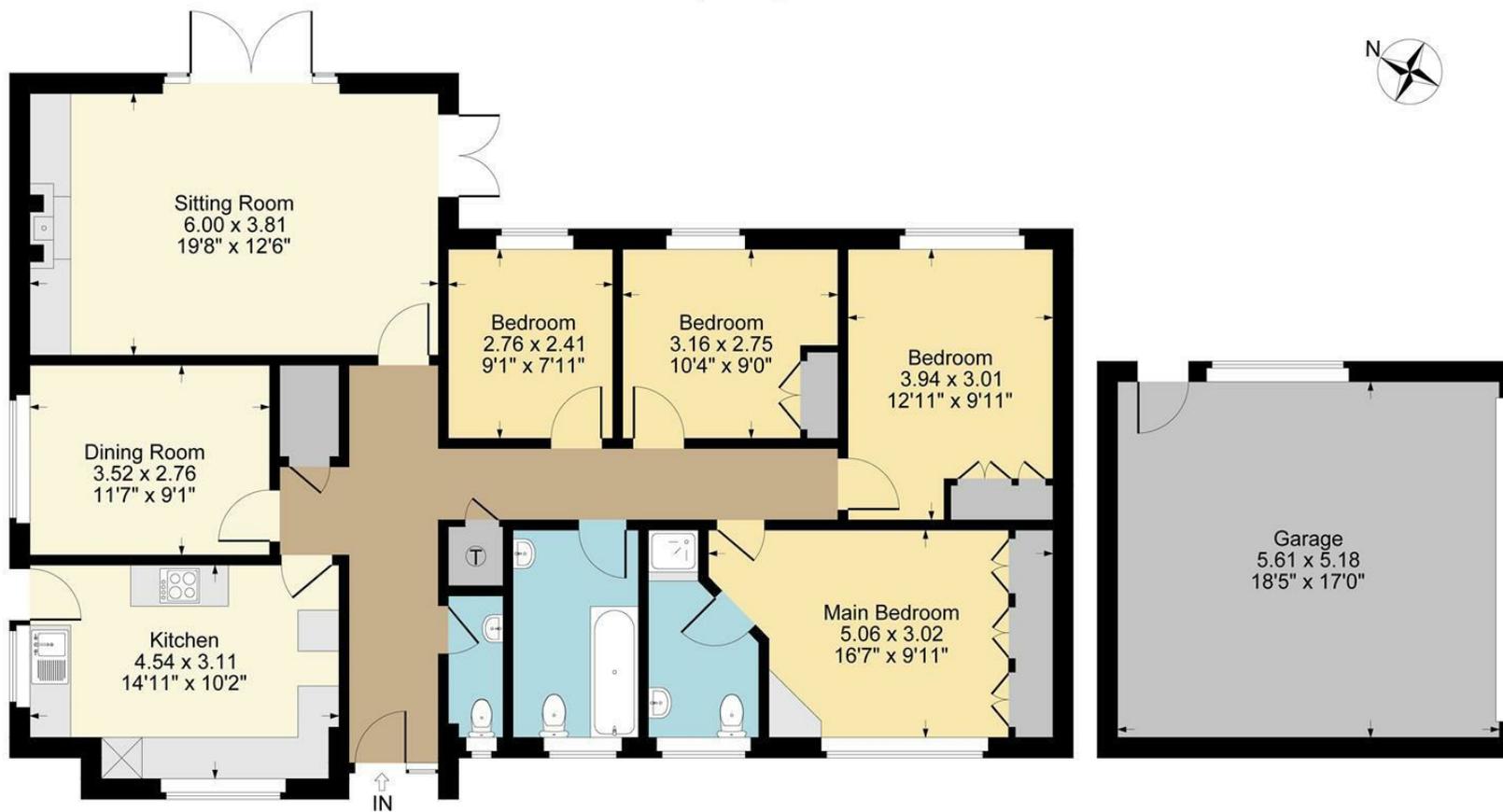


Peter Clarke



5 Verney Close, Butlers Marston, Warwick, CV35 0NP

5 Verney Close, Butlers Marston



Ground Floor

Garage

Approximate Gross Internal Area  
Ground Floor = 123.08 sq m / 1325 sq ft  
Garage = 29.06 sq m / 313 sq ft  
Total = 152.14 sq m / 1638 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

- No chain
- Village location of Butlers Marston
- Detached bungalow
- Two reception rooms
- Four bedrooms
- Cloakroom, ensuite and bathroom
- Detached double garage
- Cul-de-sac setting
- Enjoyable garden with farmland views
- EPC rating D



£585,000

Offered with no onward chain a detached bungalow situated in a cul-de-sac offering delightful views of the surrounding farmland. The accommodation presents an opportunity for modernisation, featuring a spacious living room that overlooks the garden, kitchen, dining room, four generous bedrooms, ensuite to the primary bedroom and a bathroom. Detached double garage, parking and garden.

#### ENTRANCE HALL

Entry through the front door into the entrance hallway which has wall mounted radiators and doors to all rooms. Door to storage cupboard with light.

#### CLOAKROOM

Fitted with wc and wash hand basin.

#### KITCHEN

Fitted with a range of wall and base units with worktop over with inset one and a half sink and drainer. Eye level double oven, hob, space for fridge-freezer, dishwasher and washing machine. Under counter oil boiler. Windows to the front and side aspects with door leading into the rear garden.

#### DINING ROOM

Window to the side aspect and wall mounted radiator.

#### LIVING ROOM

Central log burner with stone surround. Wall mounted radiator and double doors leading out to the rear garden with spectacular field views beyond.

#### BATHROOM

Fitted with a suite comprising of wc, wash hand basin and jacuzzi bath with wall mounted power shower attachment. Wall mounted radiator and obscure window to the front.

#### MASTER BEDROOM

The master bedroom offers built in wardrobes and dressing table with drawers. Wall mounted radiator, window to the front aspect and door into ensuite.







#### ENSUITE

Shower enclosure with power shower, wc and wash hand basin. Wall mounted radiator, extractor, shaver point and obscure window to the front.

#### BEDROOM TWO

Windows overlooking rear garden and fields beyond. Fitted wardrobe and wall mounted radiator.

#### BEDROOM THREE

Fitted wardrobe, wall mounted radiator and window to the rear aspect.

#### BEDROOM FOUR

Wall mounted radiator and window to the rear aspect.

#### OUTSIDE

The rear garden serves as a key feature of the bungalow, featuring low fencing that allows for the enjoyment of expansive views over the farmland. The garden includes a patio area running the width of the bungalow, landscaped sections, and the rest is laid to lawn. Additionally, there is a greenhouse, shed, and an oil tank. Access to the front of the property is provided by a gate, along with a personnel door leading to the garage.

There is an additional gate from the garden that opens onto a public footpath, allowing convenient access to local, scenic countryside walks.

## DOUBLE GARAGE

The double garage offers additional storage space in the eaves, electric door to the front. Window and personnel door. Light and power.

## PARKING

Off road parking in front of the double garage for multiple vehicles.

## GENERAL INFORMATION

**TENURE:** The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, water and sewage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil central heating to radiators.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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