



Peter Clarke

IN ASSOCIATION WITH

Winkworth

Edge House, Chadshunt, Warwick, CV35 0EH

Approximate Gross Internal Area
 Main House Ground Floor = 192.31 sq m / 2070 sq ft
 Main House First Floor = 73.92 sq m / 796 sq ft
 Main House First Floor = 40.99 sq m / 441 sq ft
 Garage Ground Floor = 42.55 sq m / 458 sq ft
 Garage First Floor = 44.23 sq m / 476 sq ft
 Total Area = 394 sq m / 4241 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Edge House, Chadshunt



- Outstanding far reaching rural views
- Approx 0.34 acre plot
- Highly individual barn conversion
- Character accommodation throughout
- Exceptionally flexible living accommodation
- Approx 3,307 sq ft
- A beautiful rural setting with excellent strategic connectivity, combining the appeal of hamlet living with convenient access to the wider motorway networks
- Gardens to two sides
- Very attractive central courtyard
- Excellent detached garage with home office/storage areas and useful lofts above



Guide Price £885,000

A highly individual and characterful barn conversion, with plenty of potential for further enhancement, occupying an attractive approximately 0.34 acre plot in a delightful hamlet between Kineton and Gaydon, enjoying outstanding far reaching views of Edge Hill. The property provides spacious accommodation of approx. 3,307 sq ft. With its exceptional scale, character and flexibility, the property presents an exciting opportunity for a buyer with vision to create a truly outstanding country residence. Whilst perfectly suited to multi generational living, the barn also offers enormous potential for a professional couple or discerning purchaser to create a luxurious and contemporary home, whilst still retaining its inherent character and charm.

ACCOMMODATION

The front door opens into a welcoming entrance hall, featuring an attractive quarry tiled floor and French doors leading directly into the central courtyard. There is also a cloakroom with WC and wash hand basin. The impressive sitting room provides a wonderful principal reception space, featuring a vaulted ceiling, exposed beams and French doors opening onto a terrace, taking full advantage of the outstanding far-reaching countryside views. Further French doors open into the central courtyard, whilst stairs rise to the:

First-floor landing providing access to the principal bedrooms, including a useful dressing room with fitted wardrobes. The principal bedroom is an impressive room with further fitted wardrobes and the bathroom is fitted with a WC, wash hand basin and bath with shower attachment.

Kitchen One is fitted with cupboards and work surfaces, together with a sink, four-ring electric hob, built-in oven and grill and space and plumbing for a dishwasher.

Returning to the hall, there is access to the property's electric heating system and a useful garden room, featuring two sets of French doors opening onto the central courtyard, snug and further ground-floor reception room/bedroom provides considerable

flexibility and could be utilised as a sitting room or bedroom. This area also has utility and shower room facilities.

The Kitchen/Breakfast Room is fitted with cupboards and work surfaces, sink, built-in dishwasher, built-in oven and grill, and a useful breakfast bar. There is space for a fridge/freezer and French doors open directly onto the central courtyard. The dining room features a full-length window, providing lovely rural views and creating an excellent space for entertaining and family dining.

A second staircase rises to Bedroom Three which has fitted wardrobes and dual-aspect. Bedroom Four is another well-proportioned bedroom. A second bathroom is fitted with a WC, wash hand basin and bath with shower attachment.

OUTSIDE

The property is approached via a shared driveway serving three properties, leading to a substantial block-paved driveway providing parking for several vehicles.

The excellent detached garage with attractive timber-clad elevations and a pitched tiled roof. Double doors open to the front, and access to useful home office/storage accommodation. Steps rise to two useful







loft areas/rooms, providing excellent additional storage or potential workspace, subject to any necessary consents.

The gardens extend to two sides of the property. The side garden is principally lawned and incorporates a block-paved terrace. Gated access leads to a further private garden, which is also mainly lawned and includes a potting shed, summer house and shed.

A particular feature is the very attractive central courtyard, which is accessed from numerous areas of the ground floor. Providing a sheltered and private outdoor space, the courtyard creates a particularly pleasant seating and entertaining area and forms a lovely focal point to the property.

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 and water are connected to the property. Drainage is to a shared clarified sewer system serving three properties. Electric heating system. However this should be checked by your solicitor before exchange of contracts.

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.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Sept26) | Minimum Mobile Coverage: 67% O2 (Checked on Ofcom Sept26)

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

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

VIEWING: By Prior Appointment with the selling agent.

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