



**Four Winds,
Haseley Knob, Nr. Warwick, CV35 7NJ**
Guide Price £470,000+ (Plus Fees)

The above property will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 23rd September 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).

Haseley Knob is a well located hamlet almost mid-way between Balsall Common and Warwick. It has excellent communications to the national motorway network, (M6 and M42), whilst Berkswell station has fast, frequent services to Birmingham (New Street) and London (Euston), whilst Warwick Parkway is within easy driving distance with trains to London (Marylebone). Birmingham International Airport and the N.E.C. are located about 7 miles north, as is the future HS2 Travel Hub.

The property has a number of attractive features, with high ceilings and an air of spaciousness, yet offers scope for some refurbishment and perhaps extension or even redevelopment (subject to p.p.). The property is located in the middle of a very generous plot extending to some 0.38 acres (0.15ha) with long, established gardens both to the front and rear. To the north of the plot is an accessway (owned by others) over which there is a vehicular right of way from the public highway to the rear garden.

The auctioneers commend this opportunity to purchase such a property in an excellent location.

The property is approached from the public highway by a gravelled driveway, giving ample room for turning and parking numerous vehicles. From the drive a paved, recessed porch with lantern light leads to the multi-glazed front door with glazed side screens, opening into the

Reception Hall

26'3" x 6'7" (8.01m x 2.03m)

With tiled floor, single and double panel radiators, wall and ceiling light points, cloaks and meter cupboard, door to rear garden. A multi-glazed panel door opens into the Inner Hallway with single panel radiator, Honeywell thermostat, access hatch with ladder to part boarded roof, an arched opening leads to the

Dining Room

17'7" max x 11'10" (5.37m max x 3.63m)

Single panel radiator, feature brick fireplace with stone slab hearth, fitted with wood burning stove, feature bow window to front elevation, coving to ceiling.

A multi-glazed panel door to

Bedroom One (Front)

16'9" max x 13'4" max (5.12m max x 4.08m max)

Two single panel radiators, long run of fitted cupboards with shelving, hanging rails and cupboards over, mirrored glass sliding doors with further hanging rails.

A multi-glazed panel door to west facing

Lounge (Rear)

17'2" x 12'0" (5.25m x 3.66m)

Two single panel radiators, feature brick fireplace with quarry tiled hearth and timber mantel shelf over, wall and ceiling light points.

Double glazed sliding doors lead in to the

Conservatory

14'2" x 9'0" (4.33m x 2.75m)

Tiled floor, treated hardwood frame with double glazed windows and opening doors under a box section plastic roof, two wall light points.

Bathroom

11'9" x 5'10" (3.60m x 1.79m)

Half-height tiled walls, single panel radiator, electric heated towel rail, matching coloured suite of low level W.C., pedestal wash hand basin, bidet, large walk-in shower cubicle with glass screen and adjustable shower on riser rail, airing cupboard with factory insulated hot water cylinder and immersion heater, ceiling light point, sealed unit uPVC obscure glass, double glazed window.

Multi-glazed panel door to

Kitchen

11'8" x 10'11" (3.58m x 3.33m)

Fitted with a comprehensive range of roll top work surfaces with cupboards and drawers under, stainless steel double bowl single drainer sink with tiled splashback, space for cooker and dishwasher, run of wall mounted storage cupboards with Belling Formula 2 extractor hood, single panel radiator, space for fridge/freezer, sealed unit uPVC double glazed window to rear elevation.

Door returns to the reception hall.

Utility

5'6" x 5'6" (1.7m x 1.7m)

Worcester oil-fired central heating and hot water boiler, Honeywell programmer, low-level W.C. and wash hand basin.

Obscure multi-glazed panel door to

Bedroom Two

15'8" max x 9'1" (4.78m max x 2.78m)

Berry Magicoal night storage radiator, wall light points, two sealed unit uPVC double glazed windows to rear elevation, run of fitted wardrobes with hanging rails.

Obscure glazed multi-panel door to

Bedroom Three

10'9" max x 8'6" max (3.30m max x 2.61m max)

Berry Magicoal night storage radiator, sealed unit uPVC double glazed window, wall light points, built-in cupboard with hanging rail, door to

Shower Room

6'11" x 6'9" (2.13m x 2.06m)

Matching white suite of low level close coupled W.C., vanity unit with wash hand basin and cupboard under, tiled shower cubicle with concertina Koralle shower screen and Aqualaise mixer shower, electric heated towel rail, ceiling light points, Bianco wall heater.

From the reception hall a door leads to

Garage

17'0" x 16'8" (5.2m x 5.1m)

With electric up and over door and window to side elevation.

Exterior

The gardens, which are a feature of the property, lie to the front and rear, are mainly lawned, with areas of herbaceous borders surrounded by mature hawthorn hedging. To the south of the property is a pedestrian access, which leads to the rear and a large, paved, west facing patio area (with access from the reception hall and conservatory). The rear garden is mainly lawned with mature hedging and herbaceous borders, pear and apple trees. A clipped conifer arch leads through into the former vegetable area with an aluminum framed greenhouse 2.44m x 2.44m (8' x 8'). Timber and felt roofed shed 3.05m x 2.13m (10' x 7'), Plum and Greengage trees. To the side of the property there is a fordrough from which a galvanized gate gives access to the vegetable garden and a pedestrian gate which gives access to the formal garden.

GENERAL INFORMATION

Services

Mains water and electricity are connected to the property. Drainage is to a private system. Space and hot water heating is via an oil fired boiler.

Authorities

Warwickshire County Council(www.warwickshire.gov.uk)
Warwick District Council (www.warwickdc.gov.uk)
Severn Trent Water Ltd (www.stwater.co.uk)
National Grid (www.nationalgrid.co.uk)

Tenure and Possession

The property is freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction i.e. Tuesday 21st October 2025 (or earlier by mutual agreement). On the fall of the hammer, the successful purchaser will be required to sign the auction contract and pay a 10% (minimum £5,000) deposit to the vendor's solicitors, together with an administration fee of £950 + VAT to the auctioneers, if the property is sold in the room on the night, prior to or post auction

Fixtures and Fittings

All those items mentioned in these particulars will be included in the sale; others, (if any) are specifically excluded.

Rights of Way and Easements

The property is subject to all rights of way and easements that may exist.

Vendor's Solicitors

A full auction pack is available from:
The Wilkes Partnership LLP
Stanton House
54 Stratford Road
Shirley
B90 3LS

Acting: Mr Mark Hodgson
Telephone: 0121 710 5848
Email: mhodgson@wilkes.co.uk

Viewing

Strictly by prior appointment only through the auctioneers, 'Earle's, Henley-in-Arden. Tel: 01564 794343

Directions

From the south and west at the A4141/4177 'Fiveways' traffic island (east of Shrewley), take the A4177 to Balsall Common. After a quarter of a mile take the first turning on the right signposted to Haseley Knob, pass over the crossroads in the village and the property will be found on the left hand side after approximately 500 yards, indicated by the Earle's auction sale board.

From the north pass through Balsall Common on the A4177 into Honiley Road,. Just past the Warwickshire Park Hotel, take the left hand turning, signposted to Haseley Knob and Beausale. Turn immediately right towards Haseley Knob and the property will be found after approximately 800 yards on the right hand side, as indicated above.

Postcode: CV35 7NJ

What3words: ///disco.disposing.swooned

Conditions of Sale

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the vendor's solicitor. These conditions may be inspected during the usual office hours at the offices of the vendor's solicitor mentioned in these sales particulars during the five days, exclusive of Saturday and Sunday, immediately before and exclusive of the day of the sale. The conditions may also be inspected in the Sale Room at the time of the sale, but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

Money Laundering

Money Laundering Regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full UK Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's solicitor when signing the contract.

Agent's Note

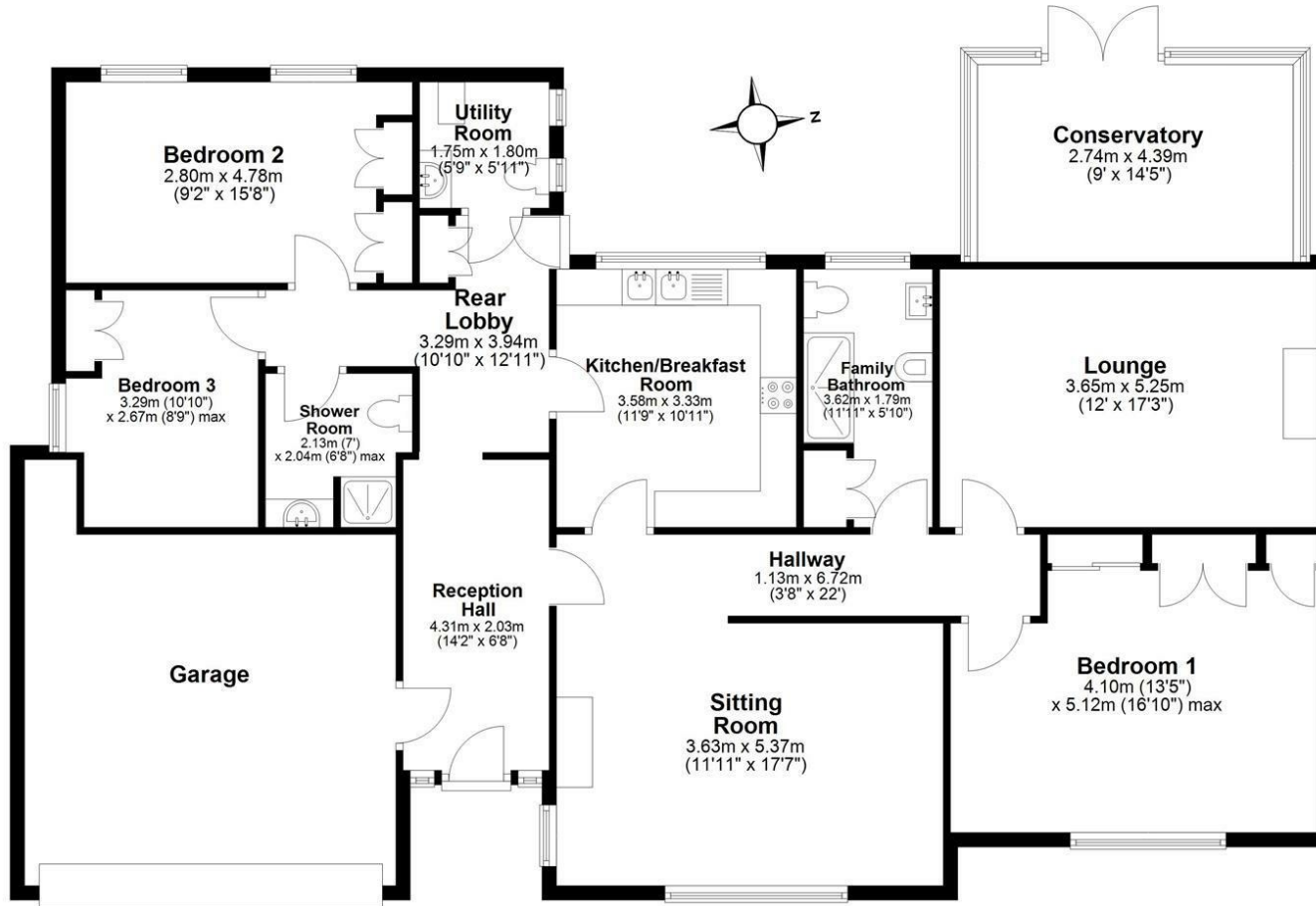
The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single figure guide (RICS Common Auction Conditions 7th Edition).





Four Winds

Approx. 176.4 sq. metres (1898.4 sq. feet)



Total area: approx. 176.4 sq. metres (1898.4 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

