

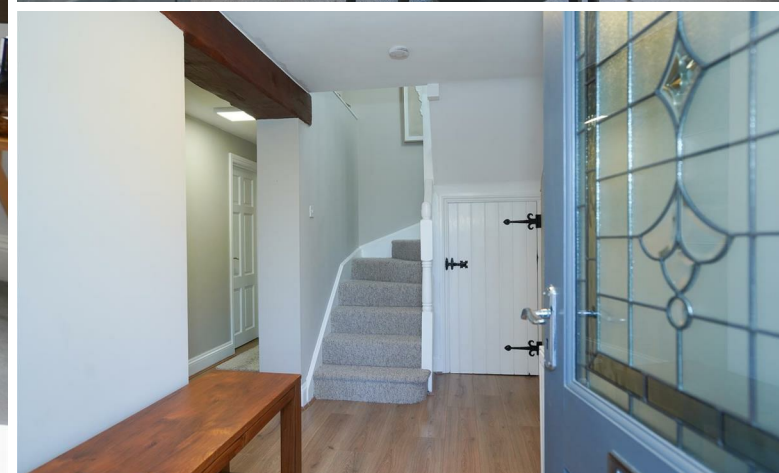
**ehB**  
RESIDENTIAL

Your Property - Our Business



**3 The Chantries, Chantry Heath Lane, Stoneleigh**

**Price Guide £875,000**



An outstanding opportunity to acquire a most impressive barn conversion of immense style and character, skilfully converted to provide spacious, well-appointed five bedroomed accommodation, which successfully integrates a high level of modern appointment with much of the property's original character features.

#### [The Chantries](#)

Is a unique development of 3 barn conversions originally converted in 1994, set in pleasant rural situation, surrounded by open countryside, yet within easy reach of a number of work centres including Leamington Spa, Coventry, Kenilworth, Rugby and Warwick. The location is also within easy reach of the local motorway network and a good range

of local facilities and amenities including a variety of schools (Kenilworth catchment area) and recreational facilities. This unique setting provides a excellent opportunity for rural living with an exceptional level of convenience rarely seen.

ehB Residential are pleased to offer The Chantries which is an attached barn conversion, providing spacious, well-appointed five bedroomed and three bathroomed accommodation, which successfully integrates a very high level of appointment. The exposed timberwork to the first floor being noteworthy. The property has recently been subject to extensive, further improvements by the current owners. The refitted breakfast kitchen also being particularly noteworthy. There is a charming, landscaped south facing rear garden

which adjoins fields and two garages included within the sale. With two good sized reception rooms in addition to the breakfast kitchen, and has been maintained and improved by the present owners to an exceptionally high standard throughout. All Velux windows being triple glazed. Internal inspection is deemed essential to be fully appreciated.

In detail the accommodation comprises:-

#### [Canopy Porch](#)

With composite, leaded, glazed panelled entrance door and side panel. Leads to the...

#### [Reception Hall](#)

With radiator, staircase off, understairs cupboard, wood effect flooring.





#### Dining Room

11'10" x 10'9" (3.61m x 3.28m)

With a single oversized door into the garden, wall light points, double radiator.

#### Lounge

14'2" x 14' (4.32m x 4.27m)

With attractive fireplace feature and hearth, electric ornamental fire, windows to two aspects, wall light points, double radiator, exposed timber feature.

#### Refitted Cloakroom/WC

Walls being half panelled tile effect with vanity unit incorporating wash hand basin, mixer tap, low flush WC, tiled floor, double radiator.

#### Refitted Breakfast Kitchen

15' x 12' (4.57m x 3.66m)

With Amtico flooring, extensive range of gloss cashmere coloured cupboard and drawer units, and high level units, quartz work surface and returns over, inset Franke one and a half bowl sink unit with mixer tap, Miele appliances including dishwasher, oven, five ring hob unit and extractor hood over, contemporary style tubular radiator, downlighters.

#### Ground Floor Bedroom One

14' x 12'4" (4.27m x 3.76m)

With windows to two aspects, double radiator, wall light points.

#### En-Suite Shower Room/WC

Fitted with a white suite comprising panelled tile effect cubicle, integrated shower unit, wash hand basin, mixer tap, low flush WC, half panelled tile effect walls, ceramic tiled floor, extractor fan, double radiator.

#### Bedroom Two

12' x 10'9" (3.66m x 3.28m)

With double radiator.

#### En-Suite WC

With low flush WC, pedestal basin, tiled splashback, tiled floor.

#### Stairs and Spacious First Floor Landing

With extensively exposed timbers including purlins, roof



truss, turned balustrade, access to roof space, double radiator.

#### Utility Cupboard

With plumbing for automatic washing machine and power sockets

#### Bedroom Three

12'6" x 12'7" (3.81m x 3.84m)

With period style original window feature, exposed purlins, double radiator, Velux window.

#### Bedroom Four

14'2" x 13'11" (4.32m x 4.24m)

With exposed roof truss, purlin feature, double radiator, Velux window, access to roof space and steps to...

#### Study Area/Dressing Room

8'4" x 6'10" (2.54m x 2.08m)

With Velux window, exposed purlins, wood effect flooring, double radiator.

#### Family Bathroom/WC

Tiling to splashback areas, with tiled floor and stand-alone ball and claw bath, pedestal basin, low flush WC, quadrant shower cubicle with integrated shower unit, Velux window, exposed purlins, downlighters, double radiator.

#### Master Bedroom

24'10" x 13'11" (7.57m x 4.24m)

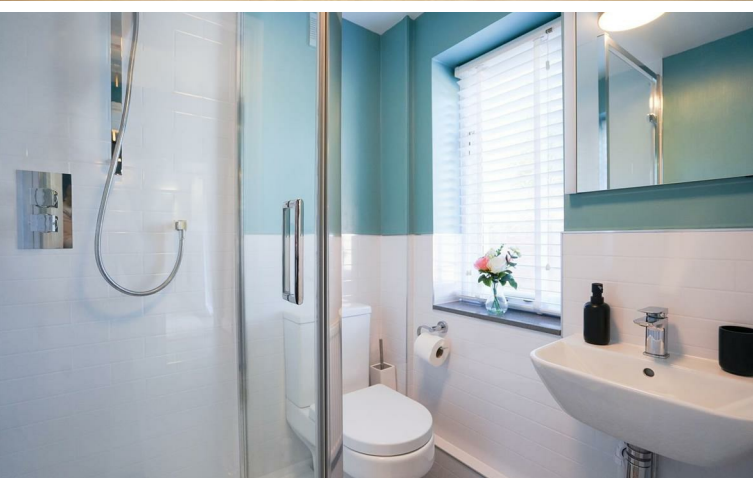
With double radiator, exposed purlins, access to roof space incorporating dressing area with double radiator and Velux window.

#### En-Suite Room/WC

With grey panelled shower cubicle, integrated shower unit, wash hand basin, tiled splashback, low flush WC, double radiator, exposed purlins and quartz surfaces.

#### Outside

Approached via a gated, gravelled drive, there is a block paved car parking facility immediately to the front of the property leading to the integral garage. The front drive is landscaped with ornamental railings, inset flower beds with pedestrian side access to a decked patio area with inset water feature, and pedestrian side access leading to the charming, landscaped, south facing rear garden with extensive paved patio, shaped lawns, well stocked flower borders, established trees and shrubs, being partly walled and adjoining open fields.



#### [Integral Garage](#)

With electric roller shutter door, lights, power points, personal door and gas fired central heating boiler and large hot water tank. Fitted with electric car charger.

#### [Further Garage](#)

Located in a block immediately to the side of the property (No 3), with up-and-over door with additional car parking spaces.

#### [Mobile Phone Coverage](#)

Good outdoor signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

#### [Broadband Availability](#)

Standard/Ultrafast Broadband Speed is available in the area.

We advise you to check with your current provider. (Checked on Ofcom 2026).

#### [Rights of Way & Covenants](#)

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 the same whether mentioned herein or not.

#### [Tenure](#)

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### [Services](#)

All mains services are understood to be connected to the

property with the exception of gas and mains sewerage. Heating is by way of LPG and there is a septic tank. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

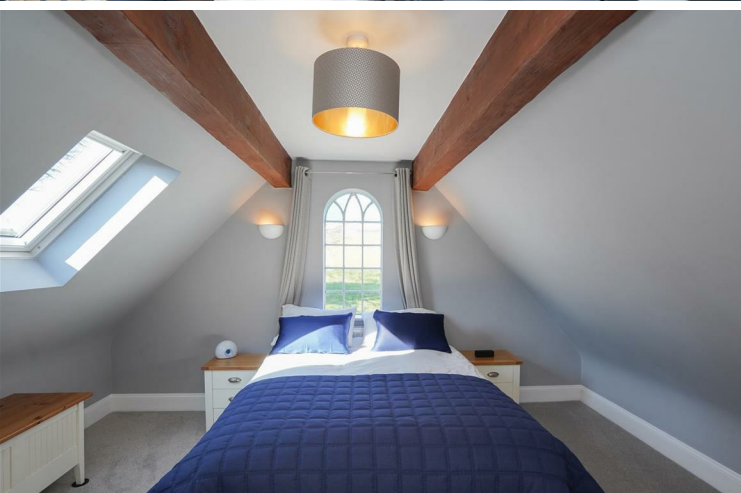
#### [Council Tax](#)

Council Tax Band G.

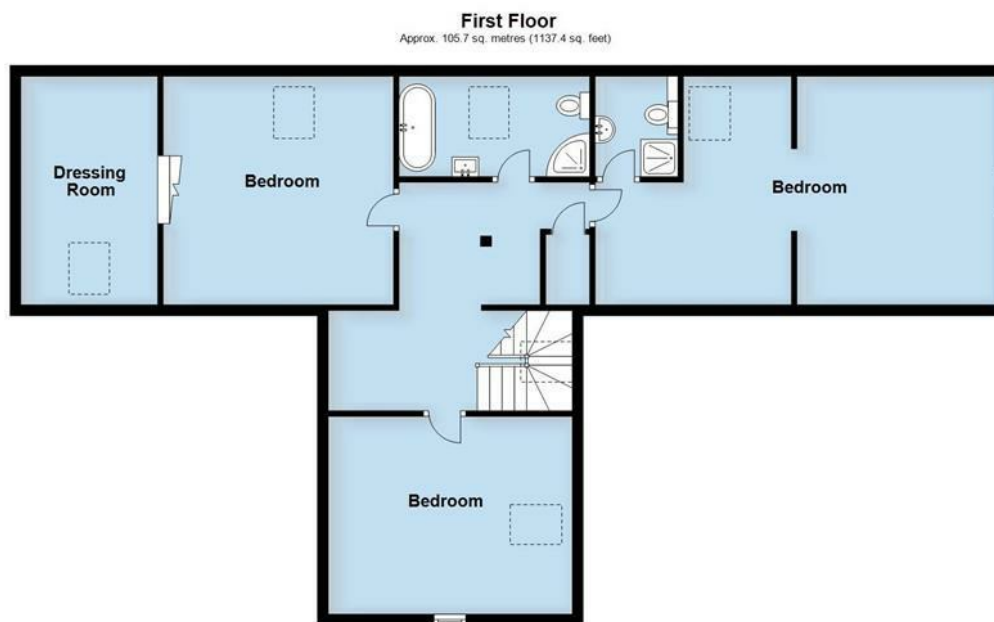
#### [Location](#)

CV8 3DS

what3words ///passes.home.intelligible







Total area: approx. 215.2 sq. metres (2316.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 52      | 60                      |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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