







A rare opportunity to acquire this charming, four-bedroom character residence situated in the idyllic village of Beausale. The property itself occupies a generous plot position and in brief, affords. Entrance lobby, dining room, impressive drawing room with feature inglenook, breakfast kitchen, snug/sitting room, ground floor WC, utility room, master bedroom with en-suite bathroom, shower room, in & out driveway, garage and delightful mature private gardens with orchard area. Energy rating E. NO UPWARD CHAIN.

#### Location

Beausale is situated conveniently between Hatton and Balsall Common and nestles amongst undulating

countryside, providing a village feel, yet within easy access of Warwick and Royal Leamington Spa. In addition, Stratford upon Avon, Kenilworth and Coventry are easily accessible via the A46 Warwick Bypass and the market town of Henley in Arden is also within easy reach. Further afield, Solihull, Birmingham and London can all be reached via the M40 and M42 motorway network which in turn leads to the M1, M6 and M5. The N.E.C., Birmingham International Airport and Railway Station with direct rail services to London Euston are within approx. 20 minutes drive. Warwick Parkway is only 4 miles away providing rail commuter links to London Marylebone (Chiltern Line) and Birmingham Snowhill.

#### Approach

Through a part glazed entrance door into:

#### Entrance Porch

Parquet floor with inset coir matt, window to side. Multi-paned door to:

#### Dining Room

17'10" x 12'6" (5.44m x 3.83m)

Matching floor, ceiling beam, wall light point, radiator, stairs rising to First Floor Landing. Multi-paned bow window to front aspect with secondary glazing, under-stairs storage cupboard, opening to Inner Hall. Doors to:







### Drawing Room

23'11" x 13'10" (7.30m x 4.23m)

The main focal point is the impressive Inglenook-style fireplace with a recessed multi-fuel stove, copper canopy, heavy beam over, brick inlay, and stone display hearth. Ceiling beams, two radiators, wall light points, multi-paned bow window with secondary glazing and double-glazed patio doors provide access and views over the gardens.

### Breakfast Kitchen

14'1" x 9'4" (4.30m x 2.87m)

Having an attractive range of matching base and eye level units, complementary worktops with inset single drainer

sink unit with mixer tap and rinse bowl. Integrated appliances to include Fisher & Paykel drawer style dishwasher, Neff electric oven with warmer drawer below, and Adjacent microwave. AEG electric hob, freezer, Siemens fridge. Pull out larder unit, integrated bin, glazed dresser unit, radiator and Wwows on three aspects.

### Inner Lobby

Downlighters and doors to:

### Snug/Sitting Room

13'2" x 8'5" (4.02m x 2.57m)

Radiator, recessed book/display alcoves, wall light points and a multi-paned secondary glazed window to the front aspect.



### WC

Low flush WC, wash hand basin, display shelf and a multi-paned secondary glazed window to the rear aspect.

### Utility Room

7'9" x 7'9" (2.38m x 2.38m)

Worktop with single drainer sink unit with mixer tap, drawer and base unit beneath. Eye-level storage cupboard, space and plumbing for washing machine. Floor-mounted Worcester oil-fired boiler, cloaks/storage cupboard, multi-paned window and casement door to rear aspect and garden.





### First Floor Landing

Radiator, multi-paned secondary glazed window to rear.  
Walk-in Airing Cupboard housing the lagged hot water tank.  
Doors to:

### Bedroom One

15'10" x 13'11" (4.84m x 4.26m)

Range of built-in bedroom furniture providing ample hanging rail, drawer and storage space, and radiator. Two multi-paned windows with secondary glazing. Door to:

### En-Suite Bathroom

7'8" x 7'7" (2.36m x 2.32m)

White suite comprising bath, WC, pedestal wash hand

basin, radiator, wall light point, large double door medicine cabinet, multi-paned secondary glazed window.

### Bedroom Two

14'0" x 9'10" (4.27m x 3.02m)

Fitted wall lights, radiator, multi-paned secondary glazed windows to front and rear. Built-in double-door wardrobe with storage cupboard over.

### Bedroom Three

12'0" x 9'4" (3.67m x 2.85m)

Built-in full-height twin double door wardrobes, radiator and multi-paned secondary glazed windows to the front and side aspects.

### Bedroom Four/Office

10'3" x 6'7" (3.14m x 2.03m)

Built-in mirror-fronted sliding door wardrobes, adjacent shelved alcove, radiator and a secondary glazed multi-paned window to front aspect.

### Shower Room

Corner tiled shower enclosure, WC, vanity wash hand basin with storage beneath, chrome heated towel rail, secondary glazed multi-paned window to the front.

### Outside

To the front, there is an in & out driveway providing excellent off-road parking, with access to the integral garage.





#### Garage

Having an up & Over door, with power and light and a service door to the rear.

#### Gardens and Grounds

Which are a particular feature of the property. The gardens are mainly laid to lawn, enjoy a high degree of privacy and include a mature orchard section.

#### 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 with the exception of gas. NB, We have not tested the heating, domestic hot water system, kitchen appliances, or other services and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own enquires.

#### Council Tax

The property is in Council Tax Band "F" - Warwick District Council

#### Postcode

CV35 7NX





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## Ground Floor

Approx. 103.9 sq. metres (1118.0 sq. feet)



## First Floor

Approx. 83.7 sq. metres (901.2 sq. feet)



Total area: approx. 187.6 sq. metres (2019.2 sq. feet)

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

Warwick Office  
17-19 Jury Street  
Warwick  
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com

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>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(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: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

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