

THE COACH HOUSE, COMPTON VERNEY CV35 9HJ



We are delighted to bring to the market this beautiful, two bedroom apartment in fabulous surroundings and finished to the highest of standards throughout.

Internal viewing is strongly recommended to appreciate the position and finish of this most attractive property.

- Two Bedroom Apartment
- Coach House Conversion
- Set in Beautiful Grounds
- Fabulously Presented Throughout
 - Bespoke Fitted Kitchen
- Modern Shower Room and Additional WC
- Large "L" Shaped Living Dining Room
 - Original Features
 - Grade II Listed Building
- Garage and Visitor Parking

2 BEDROOMS

OFFERS IN EXCESS OF £325,000

Compton Verney is a stately home Museum/art gallery surrounded by beautiful, landscaped grounds which were designed by Capability Brown. Enjoying all that this stunningly beautiful property has to offer is a beautiful apartment in The Coach House. Located conveniently between Warwick and Stratford upon Avon.

The two-storey stone stable block is constructed around a central paved courtyard with a pedimented south facade lit by tall sash windows. It was built to designs by James Gibbs in 1736-43 and converted for residential use in 1984.

The apartment on offer is accessed via stairs to the first floor where the front door opens up into spacious accommodation with high ceilinged rooms. Comprising a double aspect sitting room (southeast and northwest), a bespoke fitted kitchen, master bedroom with fitted wardrobes, second double bedroom with fitted wardrobes and a modern fitted shower room with additional separate toilet. With the property is a large garage with light and power and there is visitor parking.

This apartment is held as Leasehold but owners are registered Directors of the Management Company which holds the Freehold.

Early viewing is strongly recommended to appreciate all that is on offer with this beautifully presented property.

Entrance

Entrance lobby with large double cupboard, airy entrance hall with hardwearing carpet to floor, neutral décor walls and ceiling. Ceiling height double cupboard with blanket storage above provides large amount of useful storage. Also houses the key box and controls for hot water system and houses electric boiler for heating and hot water.

Open doorway with decorative glazed arch above, leads into the main hallway of the apartment which is carpeted to floor, neutral décor to the walls and ceiling, sash window overlooking the courtyard and clock tower. There is a secure entry phone, light points to ceiling, decorative, original, architraving to ceiling. White solid painted door leads into the airing cupboard which is where the hot water cylinder is housed and provides useful airing cupboard storage.

Living Room 22'1" x 19'6" (max) (6.734m x 5.963m (max))

Continuation of carpet to floor, neutral décor to walls and ceiling, dual aspect windows letting in a lot of natural light, light point to wall and ceiling, four radiators, various electric sockets, tv point, phone point, marble fireplace with matching hearth and surround housing an electric coal effect fire. Solid door leads into the bespoke kitchen.

Kitchen 10'7" x 7'9" (3.242m x 2.369m)

Solid wood kitchen in a shaker style with a cream frontage with granite work surface and upstand and matching granite breakfast bar area, which is set in front of the window, a perfect spot for enjoying the beautiful surroundings whilst eating breakfast. The kitchen has an integrated fridge/freezer, AEG ceramic hob, NEFF double electric oven, integrated extractor above. Villeroy and Bosch white ceramic butlers style sink with chrome hot and cold mixer taps, built in AEG washing machine, sash window, spotlight to ceiling, also there is additional lighting over the sink. Various electric sockets and fuse switches, radiator, flooring is in a wood effect cushioned flooring.

Bedroom One 12'10" x 10'7" (3.928m x 3.238m)

Carpeted to floor and continuation of the neutral décor to walls and ceiling, original beam to ceiling, light point to ceiling, decorative coving to ceiling, sash window, radiator below, various electric sockets, two double fitted wardrobes with blanket storage above, second radiator.

Shower Room 9'10" x 5'0" (3.013m x 1.529m)

Tiled to floor, neutral décor to the walls and ceiling, original beam to ceiling, light point to ceiling, sash window, radiator. The walls are tiled to ceiling height around the shower and toilet area, with a matching splashback around the sink. Fitted with a walk-in shower, with chrome shower controls and waterfall shower head. Low level W/C, large sink with chrome hot and cold mixer taps with double cupboard below. Double mirror fronted medicine cabinet with built in lighting.

Bedroom Two 8'1" x 9'9" (2.467m x 2.973m)

Continuation of the carpet and décor, sash window, light point to ceiling, radiator, various electric sockets, white fronted double fitted wardrobe with blanket storage above.

Guest WC

Accessed off the entrance hall and having tiles to floor, neutral décor to walls and ceiling, spotlights to ceiling height, with extractor to high level. Fitted with a built in W/C, white ceramic corner sink with hot and cold mixer taps, mirror fronted corner vanity cabinet, electric shaver point.

Outside

The property is set within and able to enjoy extensive countryside in the grounds of Compton Verney. There is a garage with light and power and additional visitor parking.

Services

Please note there is no mains gas connected. We believe all other services are connected.

Tenure

We believe the property to be Leasehold. The agent has not checked the legal status to verify the Leasehold status of the property. The Purchaser is advised to obtain verification from their legal advisers. The management charges are £156.14 pcm which includes the water rates.

Council Tax

We understand the property to be Band E from Stratford District Council.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123

Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.













