



JULIE PHILPOT
RESIDENTIAL



332 Cromwell Lane | Burton Green | CV8 1PL

An extended, detached family home with many period features set on a substantial mature plot of 1/3 of an acre in size with open countryside and village school on the doorstep. This superb and much loved family home has been extended, enhanced and improved by the present sellers in order to now provide generous and well planned living with three reception rooms plus a large kitchen/diner/family room having a log burner and separate utility. On the first floor are the four good size bedrooms, the master with an en-suite shower room. The property has plenty of charm, character and period features too. Viewing is highly recommended.

£745,000

- Large Plot of 0.36 of an acre
- Detached Garage & Driveway Parking
- Four Bedrooms, Master En-Suite
- Three Separate Reception Rooms



SELLERS COMMENTS

When we moved out of Coventry our friends thought we were moving to the 'sticks', untrue. We are also aware that people move here from further afield and all enjoy the location and convenience. We have happily been living here for 23 years initially with our young family who are all now grown up, hence our moving decision. Our initial choice was for the school catchment areas including a village primary school plus Heart of England and Kenilworth Secondary schools. Along with the added benefits of living space, privacy and countryside walks - perfect for dog walking. Burton Green Village Hall has been a big benefit with so many activities, our personal favourite has been the monthly wine club. We also enjoy the proximity of Warwick Arts Centre both for live performances and Cinema. A further bonus for us has been the proximity of the train station for commuting, airport and children travelling about. We very much hope a new family get as much enjoyment as we have!

ENCLOSED RECEPTION PORCH

With tiled floor and original stained glass door to:

ENTRANCE HALL

With solid oak flooring, two radiators, central heating thermostat, understairs storage cupboard and picture rail.

LARGE CLOAKROOM

With slate floor, pedestal wash basin, w.c and radiator. Velux window and really good size built in cloaks storage cupboard with sliding double doors.

LOUNGE

14' 6" x 14' 0" (4.42m x 4.27m) Into Bay

A stylish lounge located to the front of the property with bay window, two radiators, picture rail and feature fireplace with fitted gas fire. TV aerial connection.

FAMILY ROOM/SITTING ROOM

14' 9" x 12' 1" (4.5m x 3.68m)

With oak flooring, Limestone fireplace providing an open fire if so desired, picture rail and two radiators. Four wall light points, tv aerial connection and French doors which provide direct access to the rear garden.

STUDY/HOME OFFICE

11' 6" x 7' 10" (3.51m x 2.39m)

With oak floor, radiator, picture rail and two wall light points.

LARGE KITCHEN/DINER/FAMILY ROOM

18' 9" x 17' 9" (5.72m x 5.41m) 'L' Shape

In the kitchen is an extensive range of oak fitted cupboard and drawer units with matching high level wall cupboards in a traditional style and having lighting under. There are also recently re-fitted quartz worktops including upstands plus complementary tiling. Five burner gas hob with chimney extractor hood over and Bosch electric oven under. Siemens integrated dishwasher and fridge, Rangemaster undermount stainless steel sink and slate flooring.

In the dining area is room for a dining table and chairs, oak flooring and lovely log burner as fitted. From the dining area is open access to a family seating area with garden views, space for sofa and two radiators. French doors to rear garden and patio.

UTILITY ROOM

11' 3" x 7' 4" (3.43m x 2.24m)

With quarry tiled floor, Vaillant gas boiler (fitted March 22) and stainless steel sink unit with cupboard under. Space and plumbing for washing machine and space for tumble dryer plus further space for tall fridge/freezer. Extensive worktops with cupboard and drawer unit plus wall cupboards. Radiator and door to rear garden.

OAK DOG LEG SPINDLE STAIRCASE TO FIRST FLOOR LANDING

Having stained glass feature window. Picture rail, radiator and access to roof storage space. Two generous built in storage cupboards.

MASTER BEDROOM

12' 6" x 12' 3" (3.81m x 3.73m)

Located to the front of the property with built in wardrobes, radiator, picture rail and door to:

EN-SUITE SHOWER ROOM

In a traditional period style with corner shower enclosure having glazed screen door, pedestal wash basin, radiator, w.c., shaver point and complementary tiling.

BEDROOM TWO

13' 10" x 11' 1" (4.22m x 3.38m)

A nice double room with rear garden views, wall to wall range of built in double wardrobes and radiator.

BEDROOM THREE

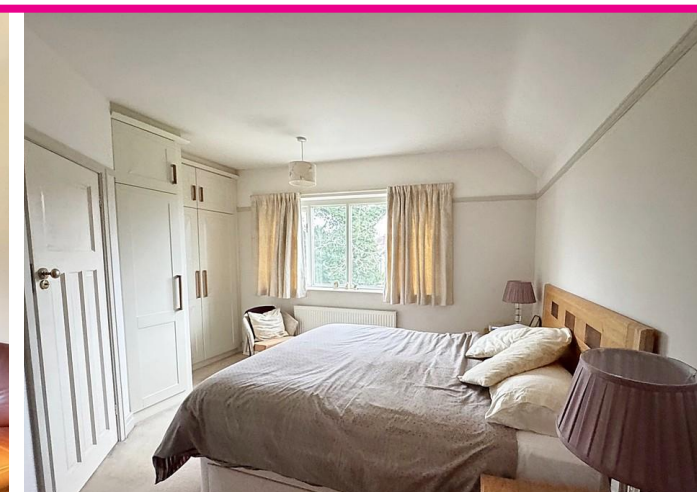
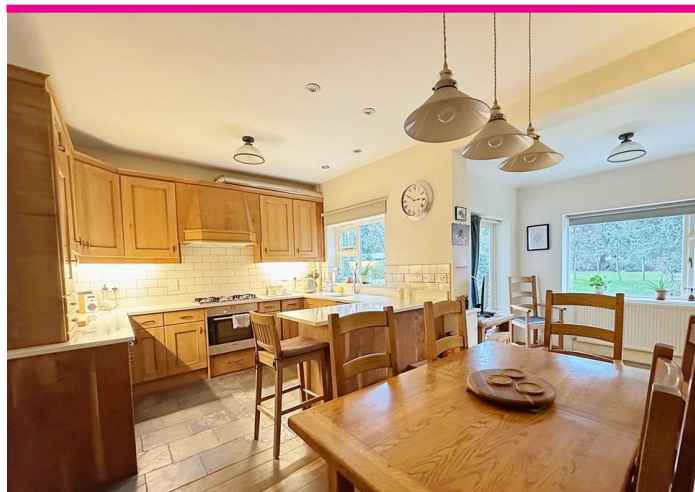
10' 5" x 9' 4" (3.18m x 2.84m)

A third double bedroom with rear garden views, picture rail and radiator.

BEDROOM FOUR

11' 1" x 6' 8" (3.38m x 2.03m)

With radiator.





FAMILY BATHROOM

8' 8" x 8' 6" (2.64m x 2.59m)

A good size family bathroom with panelled bath, pedestal wash basin, w.c and separate shower enclosure with glazed shower screen door. Fully tiled walls, heated towel rail and extractor fan. Shaver point and complementary tiling.

OUTSIDE

DETACHED GARAGE

17' 2" x 16' 2" (5.23m x 4.93m)

with electric roller door, light and power plus under eaves storage space and side entrance door.

GARDENS

The property benefits from mature grounds in excess of just over .36 of an acre. To the front are stone chippings which provide additional driveway parking. There is an area of lawn and mature hedging. At the side a gate and path leads to the fabulous rear garden with an expanse of lawn, mature hedging and mature shrubbery borders plus ornamental trees and several sheds plus greenhouse. This garden is a particularly super feature of this family home which can only be appreciated by viewing. To one side of the garden is a timber summer house that has light and power.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

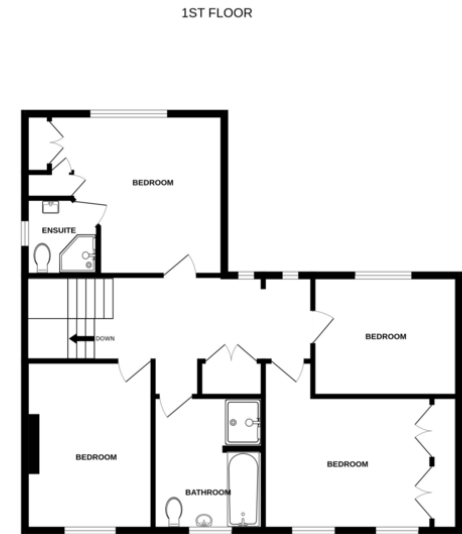
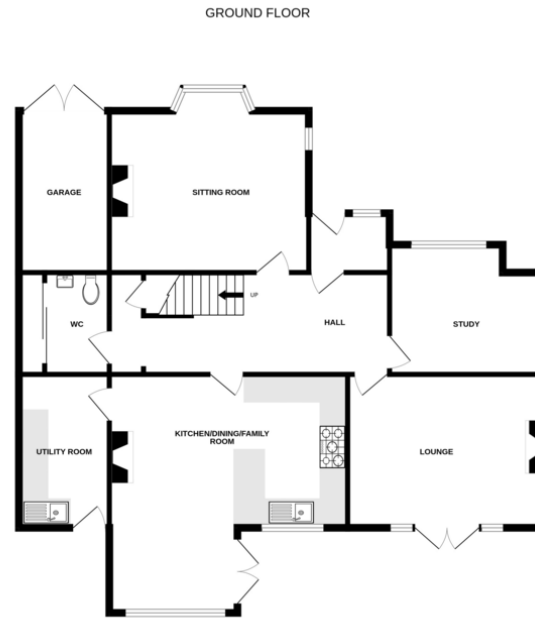
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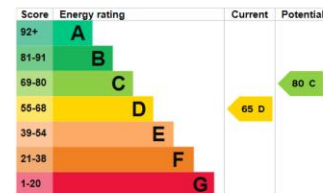


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Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60