

## 4 Bedroom Detached for Sale - £1,200,000

Farriers Court, Wasperton, CV35 8EB



### KEY FEATURES

- NO ONWARD CHAIN • 4 Bedrooms • 3 Bathrooms • Exceptional Rear Garden • Desirable Village Location • 3 Reception Rooms • Double Garage • Driveway for 4 Cars • Inglenook Fireplace with Wood-Burner



## Description

Offered with NO ONWARD CHAIN - A beautifully crafted four-bedroom detached home in Wasperton, offering generous living, with a superb garden on a plot approaching 0.4 acres.

Set in the idyllic Warwickshire village of Wasperton - surrounded by scenic countryside yet conveniently placed for Warwick, Leamington Spa and Stratford-upon-Avon - this wonderful four-bedroom detached home offers outstanding space, character and practicality throughout, complemented by an exceptional private garden with a total plot size approaching 0.4 acres.

You step into a superb dining hall that immediately gives a sense of scale and welcome. To the left is the elegant lounge, where French doors open onto the garden and a feature inglenook fireplace with wood-burning stove creates a warm, inviting focal point.

Across the hall lies a highly versatile family room/home office with double doors to the kitchen and a door to the utility room offering valuable extra space for appliances and convenient access to the outdoors and garage.

At the rear sits the impressive kitchen - accessed from both the dining hall and the family room - offering excellent proportions, a central island, a butler's sink, and ample room for a dining table or additional furniture. With doors opening directly to the rear garden, it's a superb space for everyday living and relaxed entertaining. A downstairs cloakroom completes the ground floor.

Upstairs, the landing provides an appealing extra area that could be used for reading, working or a quiet retreat. Bedroom 1 is striking: a magnificent double with full-height windows overlooking the garden, a vaulted ceiling with exposed beams, and its own en-suite. Bedroom 2 is another large double with an en-suite. Bedroom 3 is a double with a rear aspect and built-in wardrobe, while Bedroom 4 is a smaller double with a front aspect. The family bathroom includes a luxurious double-width bath.

The rear garden is exceptional - private, expansive and beautifully arranged. A large lawn sweeps across the plot, complemented by mature trees and shrubs, a vegetable garden, greenhouse and a generous patio area for outdoor dining and relaxation.

To the front, the double garage offers power and light, with driveway parking for four cars.

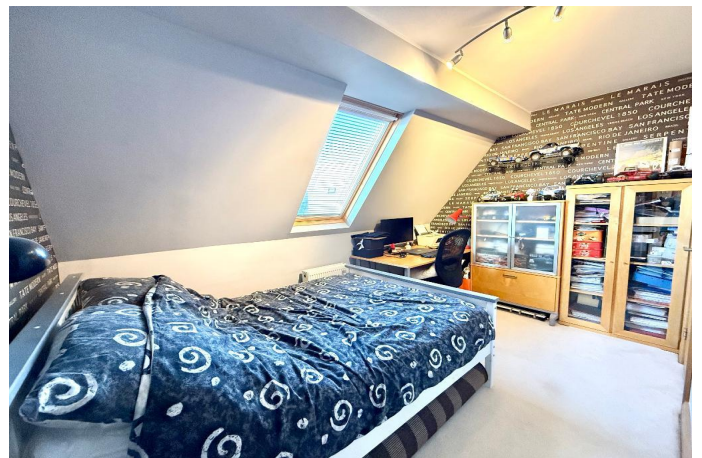
A superb home offering space, comfort and an idyllic lifestyle in one of Warwickshire's most sought-after villages.

### Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas and mains electricity. We are advised that there is a monthly charge of £40 as a contribution towards the private sewerage. Council Tax Band G with Warwick District Council. All information should be checked by your solicitor prior to exchange of contracts.















Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		