

The Warren, Heath Road

Freehold



An impressive and established four bedroom home sitting on just over an acre of beautiful grounds and garden. • The kitchen/diner has been designed and fitted by Tom Howley including ample cupboards, draws and cabinets along with work surfaces made from a mix of Oak and granite. • The master suite is a generous space with dual aspect windows, double built in wardrobes, wall mounted lightning and an ensuite with a full bath and shower. • Manicured gardens which include well stocked flower borders, lush lawns and a vast array of plants trees and shrubs, along with a double garage, full tennis court and a number of sheds. • Multiple reception rooms that include dual aspect windows, feature fireplaces, garden views and exposed beams.



'The Warren' a substantial home not seen on the open market for a number of decades. An impressive and established home sitting on just over an acre of beautiful grounds and garden. The circular driveway provides a pretty approach to the house itself and leads to the manicured gardens which include well stocked flower borders, lush lawns and a vast array of plants trees and shrubs. A double garage, full tennis court and a number of sheds and a greenhouse are also included in the sale. The impressive entrance hall boasts engineered Oak flooring, Oak doors to all ground floor accommodation, guest cloak room and WC and a bespoke Oak staircase rises to the first floor. The formal living room enjoys dual aspect windows giving views to the gardens, a stunning stone fireplace and exposed feature ceiling beams. The formal dining room also had dual aspect windows, a brick feature fireplace, wall mounted lighting and Oak flooring. The sitting room is a bright space with dual aspect windows, and Oak fireplace and wall mounted lighting. The kitchen/diner is certain to be the central social area of the home and has been designed and fitted by Tom Howley with cutting edge craftsmanship as standard and bespoke hardware to the ample cupboards, draws and cabinets. Work surfaces are a mix of Oak and granite and a bevelled central island is a beautiful feature which compliments the stylish stone flooring. The open sun terrace is a splendid area to relax and reflect whilst taking in the varied wildlife which visit the gardens. An additional hall located off the kitchen/diner promises a second guest WC, a coal house, fitted pantry and dry store and leads to a generous utility/laundry and boot room. The first floor landing has a window to the front allowing natural light to fill the space, doors lead to all first floor accommodation. The master suite is a generous space with dual aspect windows, double built in wardrobes, wall mounted lightning and ample space for a seating and vanity area. The ensuite shower room compliments the master suite beautifully with a classic white suite comprising a WC, vanity sink, double shower with waterfall shower head and glass sliding door, full bath, part tiled walls and fully tiled flooring. Bedroom two is equally as spacious with dual aspect windows and double fitted wardrobes. Bedroom three has a window looking to the grounds and beyond. The fourth bedroom is an excellent single room with dual aspect windows and access to the eaves storage. The family bathroom promises a white suite with a WC, full bath, vanity sink, double shower with glass pivot door, fully tiled floor and part tiled walls. The home is beautifully decorated and immaculately presented through out with classic style and charm at every turn and is sure to attract the discerning buyer with the yearning for a countryside home. Please contact the Eccleshall office to secure your private appointment to view this extraordinary home.



Impressive and secluded estate, 'The Warren', boasts over an acre of gardens, tennis court, double garage and bespoke interior features. With 4 bedrooms, beautiful living spaces and luxurious finishes, this countryside retreat offers a classic and charming lifestyle for discerning buyers. Contact Eccleshall office for a private viewing.
Council Tax band: G

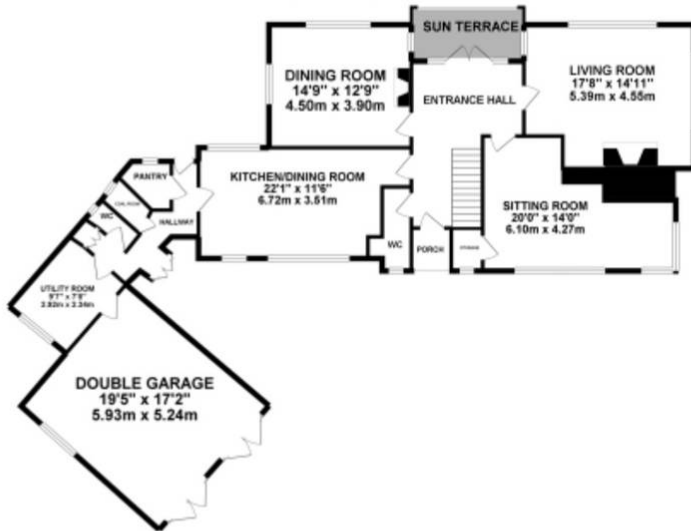
Tenure: Freehold

EPC Energy Efficiency Rating: D

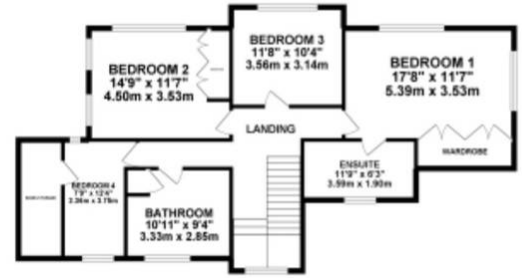
EPC Environmental Impact Rating:



GROUND FLOOR 1619.29 sq. ft.
(150.44 sq. m.)

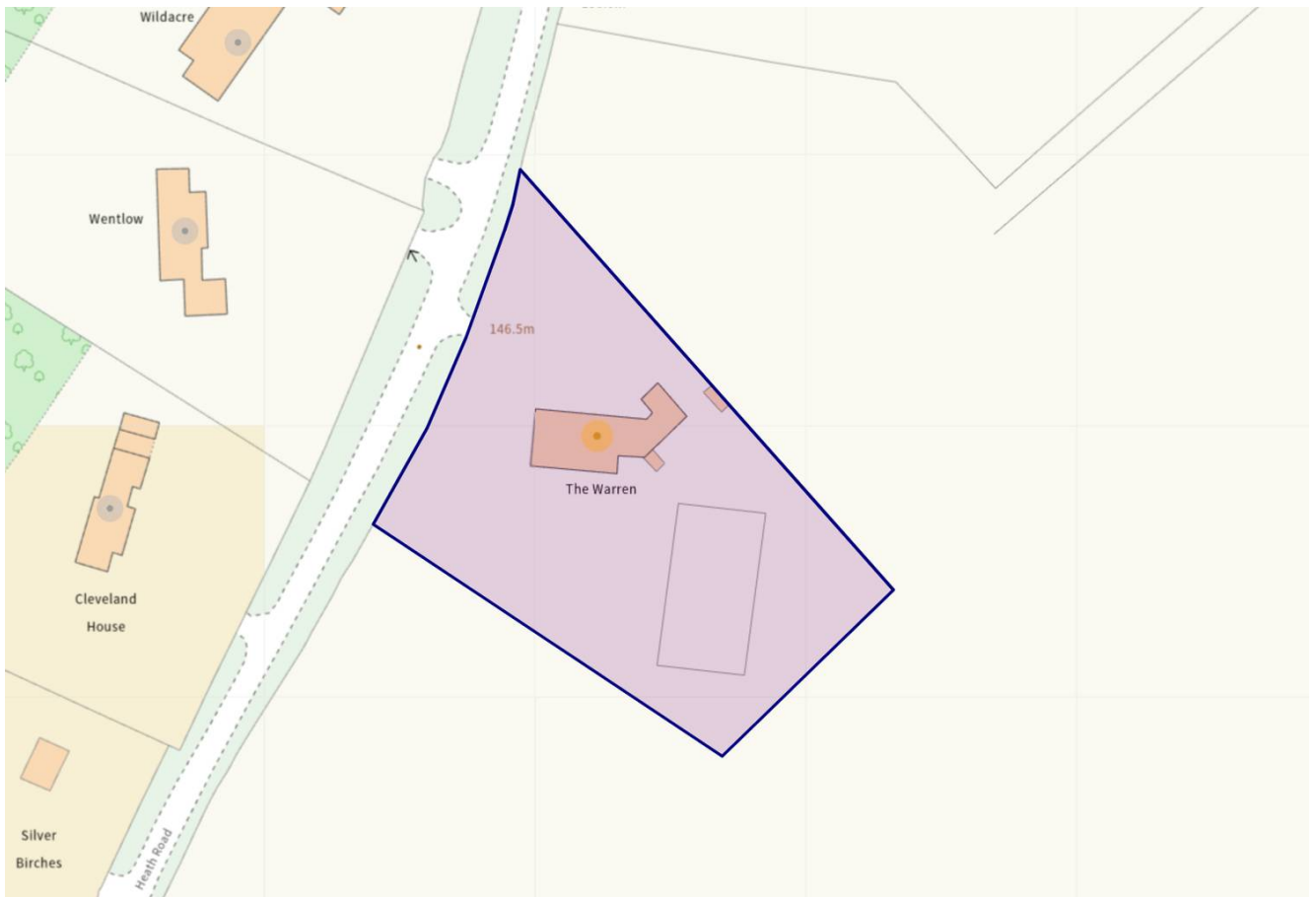


1ST FLOOR 1012.52 sq. ft.
(94.07 sq. m.)



TOTAL FLOOR AREA : 2631.81 sq. ft. (244.50 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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