



Yarningale Lane, Yarningale Common, Warwick, CV35 8HW

Guide Price £1,100,000

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Yarningale Lane, Yarningale Common, Warwick, CV35 8HW

Standing at the very end of the Lane you will find this thoughtfully extended Cottage with non Cottage proportions, internally, it is a big house. Sitting amidst gardens of around a third of an acre with the rear boundary adjoining the Stratford Canal and Claverdon middle lock. An ever changing view as you sit on the terrace or gaze out of your windows. A beautifully maintained, bright, spacious family home with versatile & adaptable layout to suit your lifestyle. Come & see for yourself.

The setting is rural yet not isolated, with four stations within easy reach for journeys to the surrounding Towns & London. The Airport is less than a half hour drive away. Access to the M40 & M42 motorways are nearby. Claverdon has a well regarded primary School. For senior schooling there are excellent choices available.





APPROACH

Driveway for two cars & electric charging point. Wide illuminated steps down to forecourt enclosed within a brick wall. Storm canopy over the composite front door with glass inset.

RECEPTION HALL

Tiled floor which extend into a number of the ground floor rooms. Staircase to one side.

GUESTS WC

With dual flush WC. Wash basin over cupboard. Extractor.

STUDY / HOME OFFICE

The room every home needs these days. With a view over the fields.

SITTING ROOM

With twin windows to two elevations (front & side). The room features full height brick chimney breast with Oak mantle & recessed basket for a real fire.

LOUNGE

The second generous reception room which is again dual aspect. Windows to the front & three section bi-fold doors out to the terrace. A working chimney with a real fire upon a marble hearth. Staircase to the principal bedroom.





DINING ROOM

Also with three section bi-fold doors for those sunny days.

KITCHEN

Again a decent size room with extensive range of high quality units in polished wood and central oval island. Space for a Range style cooker. Recess with plumbing for the dishwasher, adjacent glass fronted wine fridge. Acrylic sink & drainer with mixer tap. Polished Granite worktops. Downlight & beamed ceiling.

UTILITY

Perhaps the most useful room in a country Cottage? Dry the dog, remove the wellies? China Belfast sink. Plumbing for a washing machine & space for a tumble drier. Rear & side window & door into the garden.

ON THE FIRST FLOOR (rooms in order)

BATHROOM

Tiled floor to match those on the walls and surrounding the bath which has a shower above. Wash basin with window above overlooking fields. Dual flush WC. Store cupboard & Velux skylight.

BEDROOM ONE (rear)

A double room with a beamed ceiling.

BEDROOM TWO (front)

Enjoying a lovely view down the Lane.

BEDROOM THREE (front)

Exposed brick chimney breast

PRINCIPAL BEDROOM (FOUR)

This light & bright room has windows on three sides. Again a generous sized room with two double fitted wardrobes. Loft access. Door to the second staircase.

EN-SUITE

CANAL SIDE GARDEN

Full width riven paved terrace and timber decking. This long mature garden has central lawn with stocked shrub borders either side. Best appreciate from the photographs. The Stratford Canal adjoins the rear boundary.

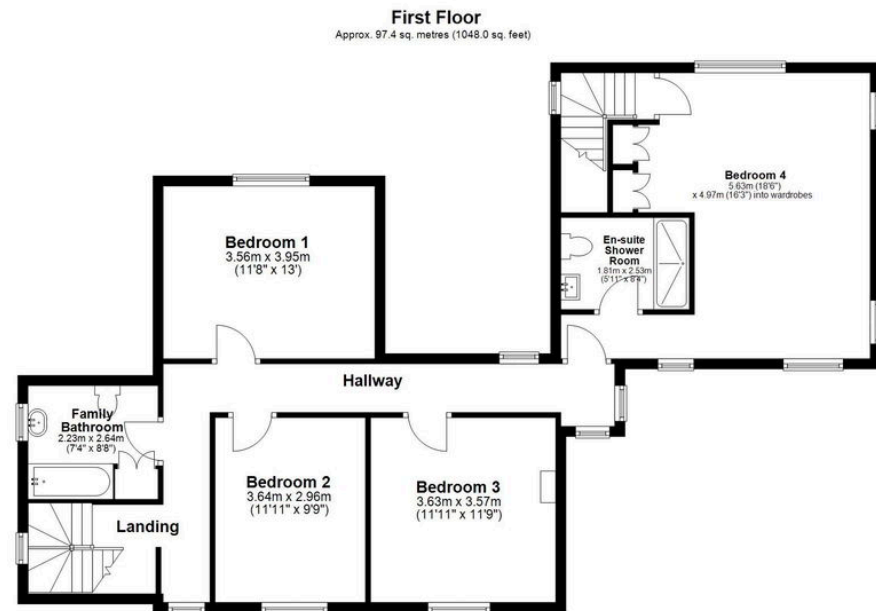
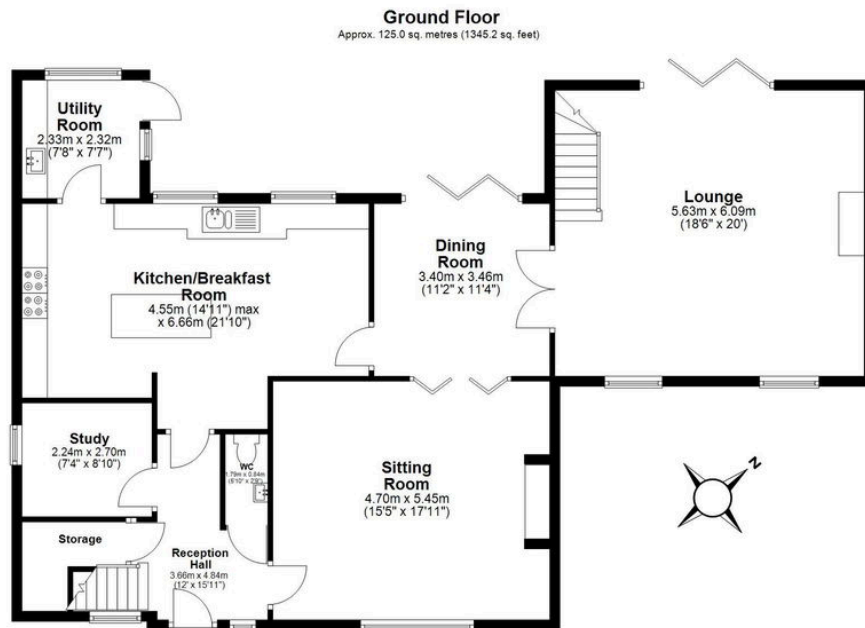




GENERAL INFORMATION

The Cottage has oil fired central heating and is fully double glazed. It has its own septic tank. Mains water, electricity & Broadband are all connected.

There is additional land to the side of the Cottage that is available to purchase by separate negotiation.



Total area: approx. 222.3 sq. metres (2393.2 sq. feet)