



VICARAGE ROAD, STONELEIGH

Carter Jonas

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A Charming Character house in a picturesque village. Offering 3 bedrooms, spacious reception rooms and potential to extend subject to any necessary planning.

Situated in a rural location the delightful village of Stoneleigh has excellent access to the Midlands road, rail and air network links.

This character house benefits from accommodation briefly comprising of:-

Entrance Hall, Kitchen, Dining Room, Living Room, 3 bedrooms, bathroom, gated driveway and extensive gardens.

It is conveniently located.

Kenilworth 3 miles, Warwick/Leamington Spa 6 miles, Coventry 4 miles (trains to London Euston from 61 minutes), Birmingham 23 miles, Birmingham International Airport 15 miles, M40 (J15) 8 miles, Warwick Parkway Station (trains to London Marylebone from 87 minutes).

Everyday needs can be facilitated in nearby Kenilworth and Leamington Spa both of which have a good range of shopping facilities as well as restaurants, bars and coffee shops. The historic town of Warwick with its medieval castle is also nearby.

There is an excellent range of state, grammar and public schools in the area to suit most requirements.

Warwick University with its large arts centre is 5 miles away and Stratford on Avon with its Shakespearean heritage is only 13 miles away.

Golf courses can be found at The Warwickshire in Leek Wootton, Stoneleigh Park, Finham and Kenilworth.

TENURE Freehold

LOCAL AUTHORITY Warwick District Council

EPC BAND E

A 3 BEDROOM CHARACTER SEMI-DETACHED HOUSE WITH LARGE GARDENS IN A PICTURESQUE VILLAGE WITH POTENTIAL TO EXTEND SUBJECT TO PLANNING







Approximate Gross Internal Area 1719 sq ft - 160 sq m

Ground Floor Area 899 sq ft - 84 sq m

First Floor Area 820 sq ft - 76 sq m



Infrastructures

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AGENTS NOTE: This property is being sold by the Secretary of State for Transport. It was acquired in connection with the High Speed 2 rail project under a discretionary purchase scheme and has now been Declared surplus to requirement. Prospective purchasers will be buying the property in the knowledge of the HS2 scheme (details of which can be found at <https://www.hs2.org.uk/>) and restrictions relating to future compensation claims in respect of the scheme will be included in the sales contract. The property is approximately 745m from the line.



IMPORTANT INFORMATION

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