

WALKERS ORCHARD, STONELEIGH

Carter Jonas

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A 4-BEDROOM DETACHED HOUSE LOCATED IN A QUIET CUL DE SAC WITHIN THE POPULAR VILLAGE OF STONELEIGH

A 4-bedroom detached house in the popular village of Stoneleigh, 1 Walkers Orchard offers delightful accommodation with large gardens to the rear.

The Property is located within a quiet cul de sac, within the Warwickshire village of Stoneleigh.

The Property is located 4.8 miles to the north of Leamington Spa town; Coventry is 6 miles to the north and Birmingham is 25 miles miles to the northwest via the A45.

Leamington Spa and Coventry provides a vast array of amenities including shops, restaurants, leisure facilities and a number of private and state schools.

Leamington Spa station provides mainline train services to London Marylebone (journey time approximately 70mins) and Coventry station provides fast trains through to Euston (under an hour).

Access to the M6 can be found via the A46 only 9 miles to the north. The M40 is approximately 8 miles to the south, also accessed via the A46.

There is potential to extend the property subject to the relevant approvals.

Externally there is an attractive front garden and a large rear garden. There is off street parking to the front of the property as well as a large double garage.







TENURE Freehold

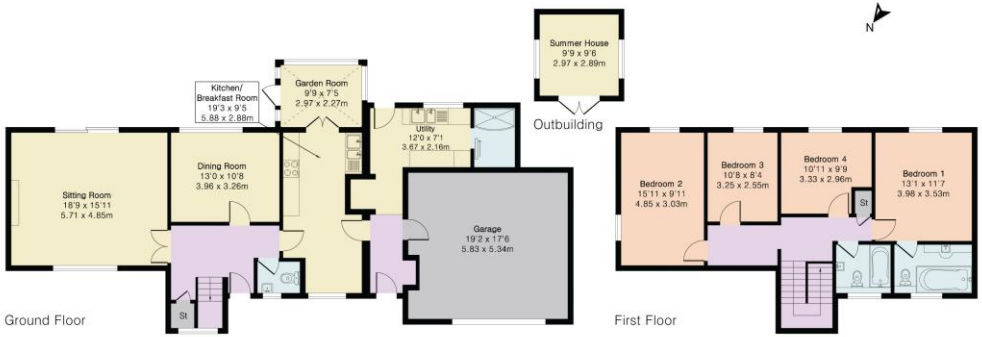
LOCAL AUTHORITY Warwick District Council

EPC BAND D





Approximate Gross Internal Area 2176 sq ft - 203 sq m
(Including Garage & Excluding Outbuilding)
Ground Floor Area 1406 sq ft – 131 sq m
First Floor Area 770 sq ft – 72 sq m
Outbuilding Area 92 sq ft – 9 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 821m from the line.

IMPORTANT INFORMATION

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