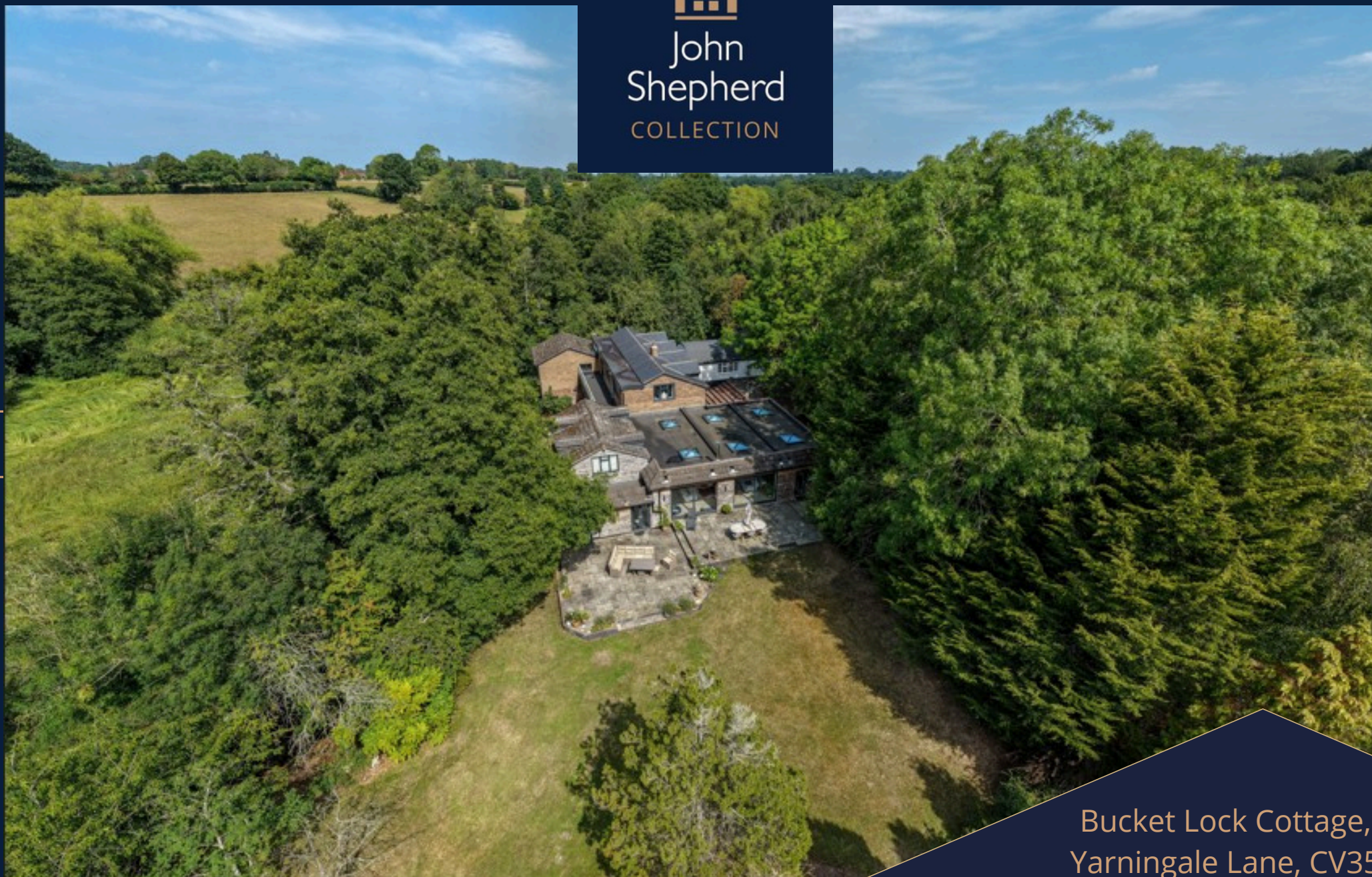




John
Shepherd
COLLECTION



Bucket Lock Cottage,
Yarningale Lane, CV35

Introducing Bucket Lock Cottage

Bucket Lock Cottage has a distinctive mix of traditional features and modern interior designs positioned in a tranquil setting alongside a canal towpath in the beautiful Warwickshire countryside. Encompassing over 6000sqft, this remarkable property offers spectacular proportions and versatility.

Modern twists are intertwined with the intricate period detailing throughout creating a truly premium space that caters for all aspects of modern family living. This unique property benefits from a stunning open plan Kitchen/Dining/Family Room, eight double bedrooms, five acres of land including a paddock, as well as its own tennis court.

To the Kitchen area, there is an array of floor and wall hung cabinets with light grey cupboard doors and contrasting dark grey quartzite worktops. There is a range of integrated appliances, including a dishwasher and two Neff double ovens, a Neff microwave and a Neff steam oven. The standalone island is perfect for casual dining and has great storage solutions underneath. There are three feature lights above a induction hob, a Neff Tepanyaki hotplate and a stunning marble countertop. There is also an integrated drinks fridge set into the island base unit.

The Living/Dining space offers exceptional proportions for whatever furniture you desire; there is a feature free standing log burner and two sliding doors opening out in the delightful patio, the perfect space for outdoor entertainment with friends and family. A door to the right of the Family area is a snug/office with modern spotlights and neutral décor and a large storage cupboard. A corner staircase ascends to a private Master Bedroom with a semi-vaulted ceiling and a convenient built in wardrobe offering excellent storage solutions. There is also a modern en-suite shower room with a corner shower cubicle with rainfall showerhead.

The Living/Dining space offers exceptional proportions for whatever furniture you desire; there is a feature free standing log burner and two sliding doors opening out in the delightful patio, the perfect space for outdoor entertainment with friends and family. A door to the right of the Family area is a snug/office with modern spotlights and neutral décor and a large storage cupboard.

A corner staircase ascends to a private Master Bedroom with a semi-vaulted ceiling and a convenient built in wardrobe offering excellent storage solutions. There is also a modern en-suite shower room with a corner shower cubicle with rainfall showerhead. A patio door off the Master Bedroom opens out onto a stunning Balcony that overlooks the grounds and beyond into the tree tops.







Returning back to the main living space there is a door leading to a loggia that provides access to a secondary hallway where you'll find the main staircase up to the first floor accommodation. There is also a convenient utility, an additional double bedroom.

Returning back to the main entrance hallway is access to downstairs accommodation which could be used as a separate annex where endless views of greenery can be admired from the cosy lounge with its triple aspect. Positioned under the barrel roof it creates a distinctive archway making it the focal point of this lovely space. There is an open brick fireplace with a working log burner which will warm the room during those cold winter nights. There are two further rooms which can be used as bedrooms, a fully fitted bathroom and access to a country style kitchen.

Back through to the secondary hallway, a corner staircase ascends to the first floor landing leading to four double bedrooms. Two of the bedrooms, one of which has excellent built in wardrobes, offer fantastic proportions with luxury en-suites and views overlooking the spectacular landscape surrounding the property. There is a family bathroom with a separate large walk-in shower, wash basin and bath tub. The landing also offers access to the private balcony where you can enjoy a morning coffee whilst soaking in the delightful views.



Bucket Lock Cottage boasts some of the most stunning grounds encompassing around 3.5 acres. The lovely patio area is perfect for alfresco dining or enjoying BBQs in the summer. There is an array of mature trees, flowering plants and horse chestnut trees flanking the grounds and creating a natural screen for this already secluded setting. There is an additional paddock with an adjoining stable block and tack room, as well as an impressive floodlit all weather hard Tennis Court. To the front aspect is a private block paved driveway for several cars, plus a double garage.





The Location

Bucket Lock Cottage is located in peaceful Yarningale Common surrounded by an abundance of woodland and endless walking routes to soak in the wildlife. Situated just four miles away is the delightful Warwickshire town of Henley-in-Arden, where you will find a range of independent shops, eateries and a selection of local amenities. Henley is steeped in history with its array of period properties and preserved architectural styles that date back to medieval times. Head east and you will soon reach a cosmopolitan vibe at historic Warwick and Royal Leamington Spa where you can sample the chic bars and elegant boutiques. Henley has excellent links to the M40, M42 and M5 easily connecting you to Birmingham, Solihull and further afield to London and beyond. Henley-in-Arden railway station offers regular rail services to Birmingham and Stratford-upon-Avon. Warwick has two good primary schools, as well as a range of secondary schools and grammar schools to choose from, including Warwick School, Kings High School for Girls, King Edwards School, Solihull School and Arnold Lodge Prep and Public School in Leamington Spa.









Shepherd
SHEPHERD
SHEPHERD

Shepherd
SHEPHERD
SHEPHERD



General Information

Fixtures & fittings

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure

The property is Freehold with vacant possession upon completion of the purchase.

Services

Mains Electric and Oil Fired Central Heating

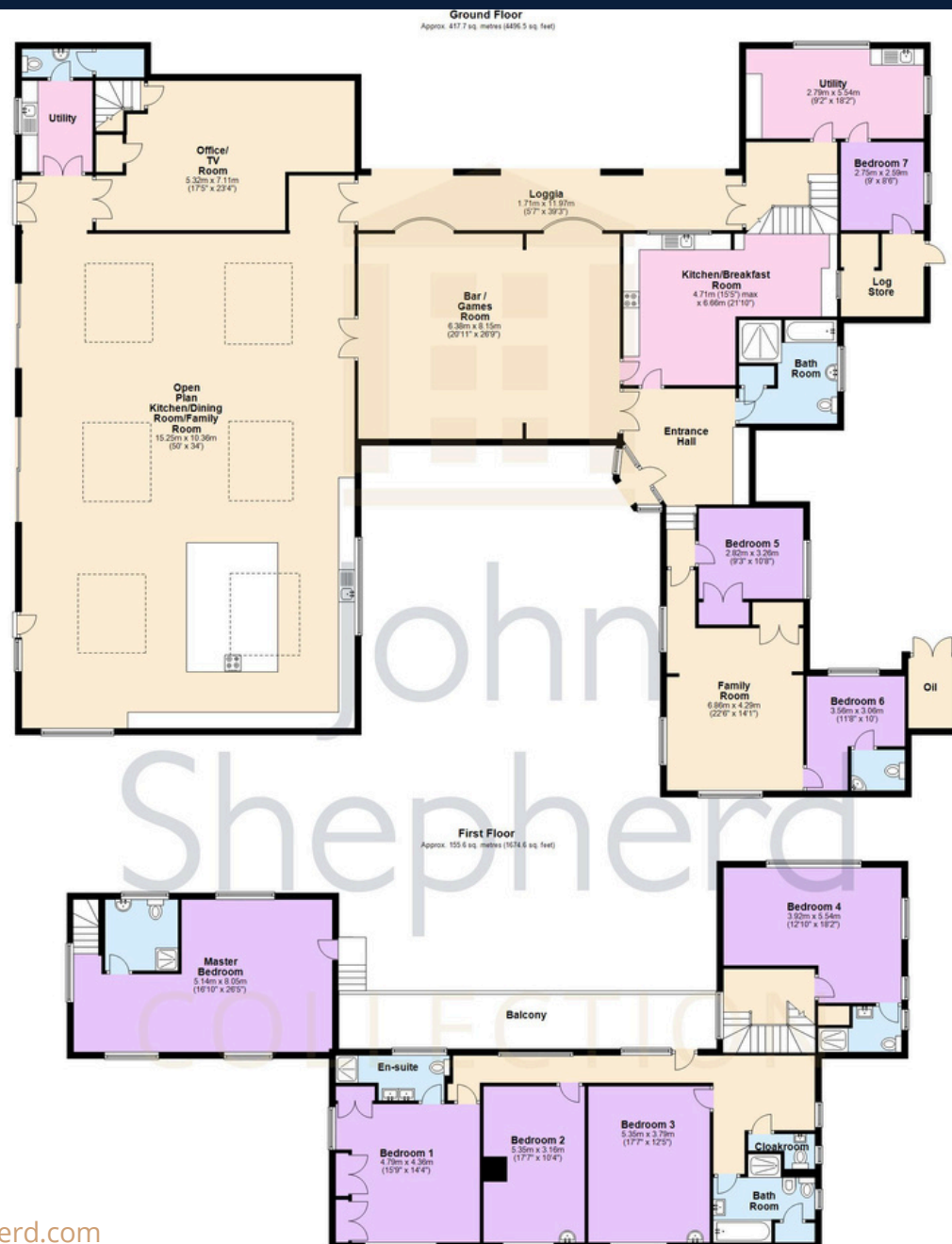
Your Local Authority

Stratford - Band F

Agents Note

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		



johnshepherd.com

Tel: 01564 786633

Email: collection@johnshepherd.com


John
Shepherd
COLLECTION