

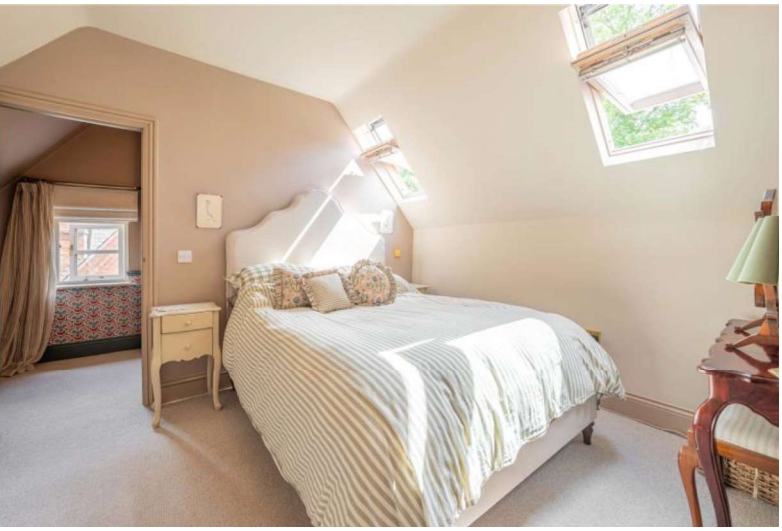




Crabb Curtis

Eathorpe Park, Eathorpe, Warwickshire | CV33 9DX

Offers in excess of: £375,000





Eathorpe Park

A beautifully presented and deceptively spacious home, which has been thoughtfully renovated by the current owners to an exceptional standard, offering a welcoming and peaceful place to live. Located in the grounds of a former Victorian Hotel and surrounded by stunning grounds this delightful home offers interior accommodation comprising entrance hall with useful understairs storage, generous living/dining room with French doors opening into the garden, recently refitted kitchen, a large and adaptable ground floor double bedroom with built in storage and a refitted shower room and utility. To the first floor is a further well proportioned double bedroom with recently refitted dressing area, having further versatile office/nursery/gym room located off the principal bedroom and a stunning and a newly refitted family bathroom. Outside the property benefits to access to the outstanding resident's grounds, but also features a private fence enclosed and mature, lawned rear garden, with two paved dining terraces and offering a fantastic timber built home office/garden dining room with power and lighting. The property also boasts two allocated parking spaces with additional guest parking.

Approach

Accessed from the residents parking area via a gravelled footpath leading up to a communal brick paved courtyard, from here the property is accessed via a timber and glazed front door opening into the entrance hall.

Entrance Hall

The bright and spacious entrance hall has stairs rising to the first floor and provides access to the living room, ground floor bedroom and shower room/utility, whilst benefitting from a large store cupboard with space for washer/dryer under the stairs.

Living & Dining Room

The well proportioned room offers ample space for both living and dining furniture and gives access to the beautiful and recently refitted kitchen, with tiled flooring, built in, custom made storage drawers and large double glazed windows and French doors providing views and access to the stunning rear garden.

Kitchen

Accessed from the living room is the beautifully appointed and recently remodelled kitchen, comprising a range of shaker style wall and base mounted units with natural stone work surfaces over and a range of integrated appliances including a fridge freezer, electric oven with countertop mounted hob and dishwasher. In addition, there is an inset ceramic sink with monoblock tap and dual aspect windows to the front and side elevations, with beautiful tiling to all splash backs and the floor.

Shower Room & Utility

A stunning and recently refitted shower room featuring a tiled shower enclosure with mains fed shower, low level W.C and a range of built in storage units with a stunning ceramic Belfast style sink and with space and plumbing for a high level washing machine.

Ground Floor Bedroom Two

This generous room is currently set out as a bedroom, but, could quite easily be utilised as a further reception room if needed. There is a large double glazed window looking out to the beautiful rear garden and benefitting from a built in double fronted storage wardrobe.

To The First Floor

Bedroom One
A large double bedroom offering fantastic space and light having two Velux windows to the front elevation and a large custom built storage wardrobe with low level drawers. The bedroom also benefits from a dressing area, ensuite bathroom and gives access to a further walk in dressing room/home office.

Dressing Area
The dressing area features newly installed and custom made, double fronted sliding door wardrobes.

Home Office/Nursery/Dressing Room
The adaptable room has been newly constructed and offers space for a dressing room, office or nursery. Having two double glazed windows to the side elevation and located at the rear of the principle bedroom to maximise the large footprint of the room

Bathroom
The beautifully presented and recently installed en-suite bathroom has been fitted out to an exceptional standard with stunning tiling to both walls and floor. Having low level W.C, traditional style sink and panelled bath with mixer style shower head tap and further mains fed shower over. the bathroom is completed with a custom made storage cupboard and Velux window to the front elevation

Outside
To the rear of the property is the private back garden which complements the expansive communal grounds. Lovingly planted by the current owners in a traditional English cottage style and benefitting from two paved terraces, gated side access a new multi functional timber garden room.

Garden Room/Home Office
This spacious garden room is being utilised by the current owners as a home office and gym, but would make an outstanding playroom, or garden dining room, benefitting from power and lighting.

Parking
The property benefits from two allocated spaces, with additional guest parking available.

Agents Notes
The vendor(s) have provided the above information, and Crabb Curtis stress that they have not checked the documentation to verify the status of the property, or information provided by the vendor. Crabb Curtis advise any potential buyer(s) to obtain verification from their solicitor.

Council Tax
The vendor has informed us that the property is located within Warwick District Council and is Band D.

Tenure
The vendor informs Crabb Curtis that the property is share of freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property. The property is subject to an annual service charge of £1516 and a further quarterly contribution towards the major works reserve fund of £250. The ground rent is £25 annually and the lease has 977 years remaining.

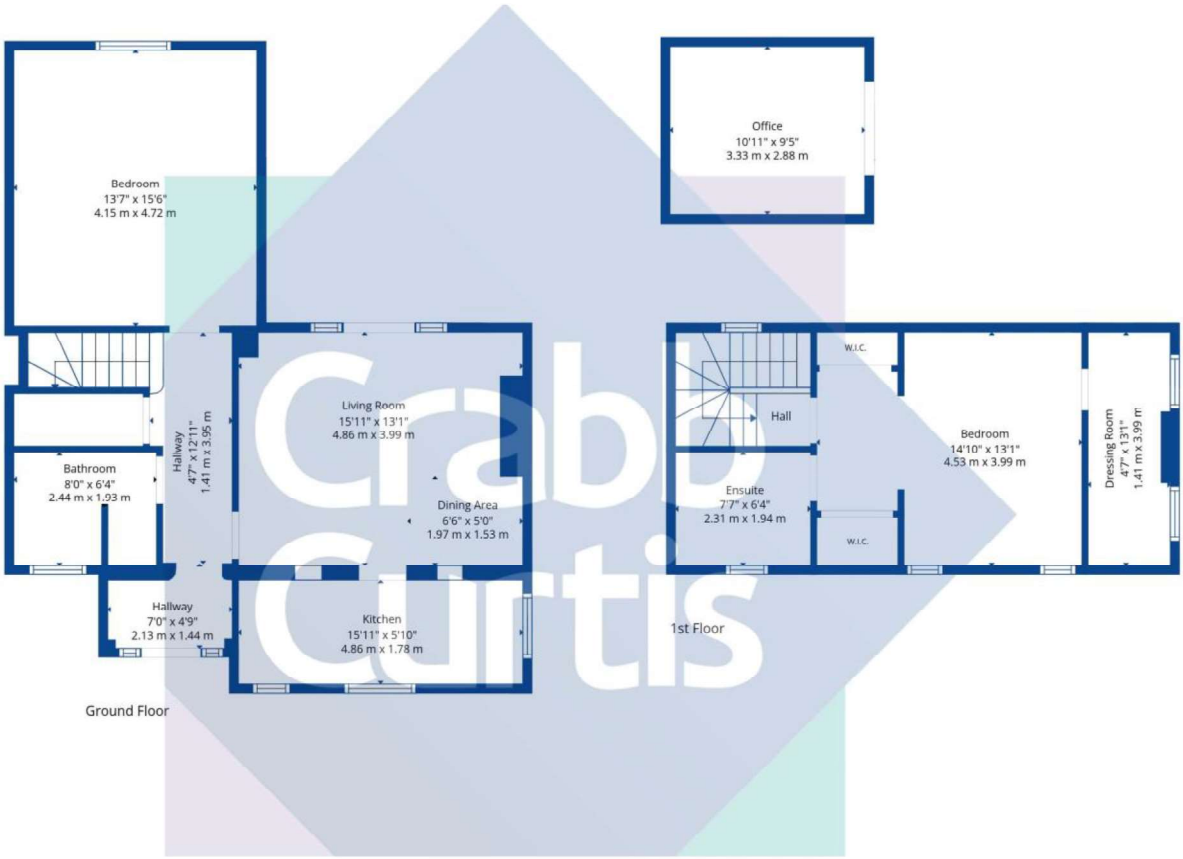
Fixtures and Fittings
Only those items expressly mentioned in the sales particulars will be included in the sales price.

Services
Crabb Curtis understands from the vendor that all mains drains, gas, electricity and water are connected to the property, but have not obtained verification of this. Any interested party should obtain verification of this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees
We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.



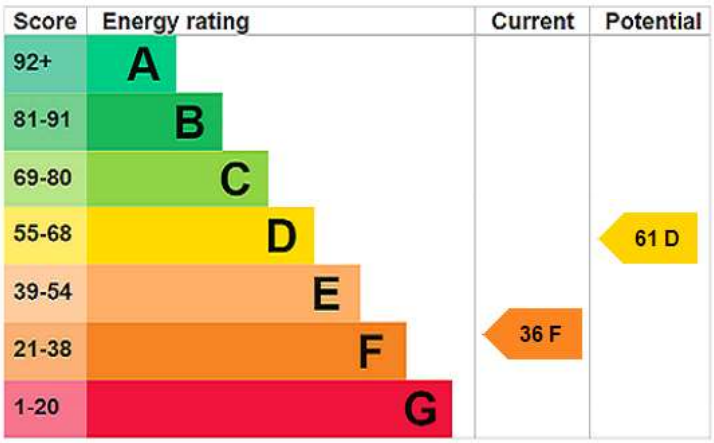




Total: 1135 sq. Ft, 105 m2

Ground Floor: 829 sq. Ft, 77 M2, 1st Floor: 306 sq. Ft, 28 m2

Excluded Areas: Patio: 226 sq. Ft, 21 M2, Low Ceiling: 48 sq. Ft, 5 M2, Walls: 129 sq. Ft, 12 m2



Viewings:
Viewing by appointment through Crabb Curtis

Office opening times:
Monday – Friday 9.00am – 5.30pm
Saturdays 9.00am – 3.00pm

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.