

# Seven Elms Wasperton Warwick







## Beautifully appointed family home surrounded by open countryside.



Warwick 4 miles, M40 (J15) 3 miles, Stratford upon Avon 5 miles, Leamington Spa 8 miles, Warwick Parkway Station 7 miles (Intercity trains to London Marylebone from 69 minutes), Birmingham 20 miles, Coventry 15 miles (Intercity trains to London Euston from 55 minutes), (distances and times approximate)





Seven Elms is beautifully situated at the end of a farm lane about half a mile from the road. The farm lane provides access for walks to the neighbouring villages of Ashorne, Barford, Wellesbourne and Newbold Pacey. The property is close to the sought after villages of Wasperton, and of Barford, which has a post office, two renowned public houses and a village store for everyday needs. Nearby Wellesbourne (2 miles), Stratford upon Avon and Leamington Spa offer an excellent range of shopping and recreational facilities.

There are primary schools in Barford and Wellesbourne and an excellent range of state, private and grammar schools including; Warwick Prep and Warwick Boys school and King's High School for girls in Warwick, The Croft Prep school near Stratford upon Avon, Kingsley School for girls and Arnold Lodge school in Leamington Spa, as well as Stratford grammar schools. Seven Elms has excellent communication links, the M40 and Warwick Parkway train station are both within easy access.





Seven Elms is a beautifully appointed Grade II listed detached farmhouse dating back to the 1600's, with self-contained accommodation including the Chicken Shed and the Studio, as well as beautiful gardens and grounds totalling approximately 2 acres.

The accommodation combines modern living with lovely traditional features and is ideal for family living. The property has under floor heating to the ground floor, ledged and braced doors, double glazed windows, exposed wall and ceiling timbers and lime stone and tiled floors.

The kitchen/family room is the heart of the house with bi fold doors opening onto the garden. A contemporary kitchen with integrated appliances including an American fridge/freezer with ice maker, Stoves Range cooker with induction hob, sink with boiling water tap, breakfast bar, gas hob and oven. The kitchen faces east, south and west so enjoys plenty of light. Located just off the kitchen is a useful utility room/boot room and guest cloakroom.

The dining hall is an ideal entertaining space, adjoining the kitchen, with a wood burning stove and French doors to the garden. The sitting room with inglenook, multifuel stove, glazed contemporary bay window facing south and the study both overlook and have access to the garden. The snug/play room overlooks the front with limestone flooring and a wc off.

The first floor is approached via either the original staircase with a guest bedroom off a half landing or an open staircase in the new wing. All bedrooms are accessible from either staircase. An impressive principal bedroom suite features a vaulted ceiling, Juliet balcony and lovely views to three sides, fitted wardrobes and en suite contemporary shower room.

Off the timbered main landing is the family bathroom, double bedroom with en suite shower room and a further bedroom or upstairs living room.

To the second floor there are two further rooms, one with fitted wardrobes and exposed timbers, leading onto a further bedroom with an attractive glazed gable end window. This floor would be ideal for a child or teenager who wanted to have a bedroom and a playroom/living area.













Approached along a long shared farm lane over which Seven Elms has full right of way, to a gravel parking area with brick built outhouse. Five bar gates at each side of the property open onto a gravel drive which leads to the carport and garage building, which has an outside staircase to a south facing sitting area with beautiful views.

The gardens are principally lawned and extensive with a slate paved terrace, rockery, wooden stores, mower store, chicken run, vegetable garden and ash, cherry, oak and hawthorne trees. The garden has fine damson, hazel and pear trees and young trees including apple, cherry, apricot, quince, silver birch, lilac and olive. The gardens run down to a brook and include a number of seating areas.





The Chicken shed is a self-contained, brick and tiled detached single storey barn conversion which features a multi fuel stove, underfloor heating, tiled floor, gable end window and French doors to the south facing York stone paved patio. Attached to the sitting room is a fully fitted kitchen area, bathroom and double bedroom. The current owners run the Chicken shed as a holiday let and it has proved to be extremely popular but it would also work well for a relative wanting their own independent space.

A green oak building features a double carport and workshop/ garage below with a large studio/home office above with a recently fitted and fully equipped kitchen, breakfast bar, seating area and shower room. An ideal space for guests, home office or as an additional holiday let.

## Directions

Exit at Junction 15 of M40 where the A46 crosses over the motorway. Take exit signed to Cirencester (A429). Local signs state A429 towards Wellesbourne. Approx. 1 mile after bypassing village of Barford (which is on your left) there is a sign and a filter lane to the Right, to the village of Wasperton showing it as a dead-end. Do not go into the village. Continue straight on along the main road (couple of hundred metres) and take the 2nd farm track on the LEFT after the Wasperton turn.

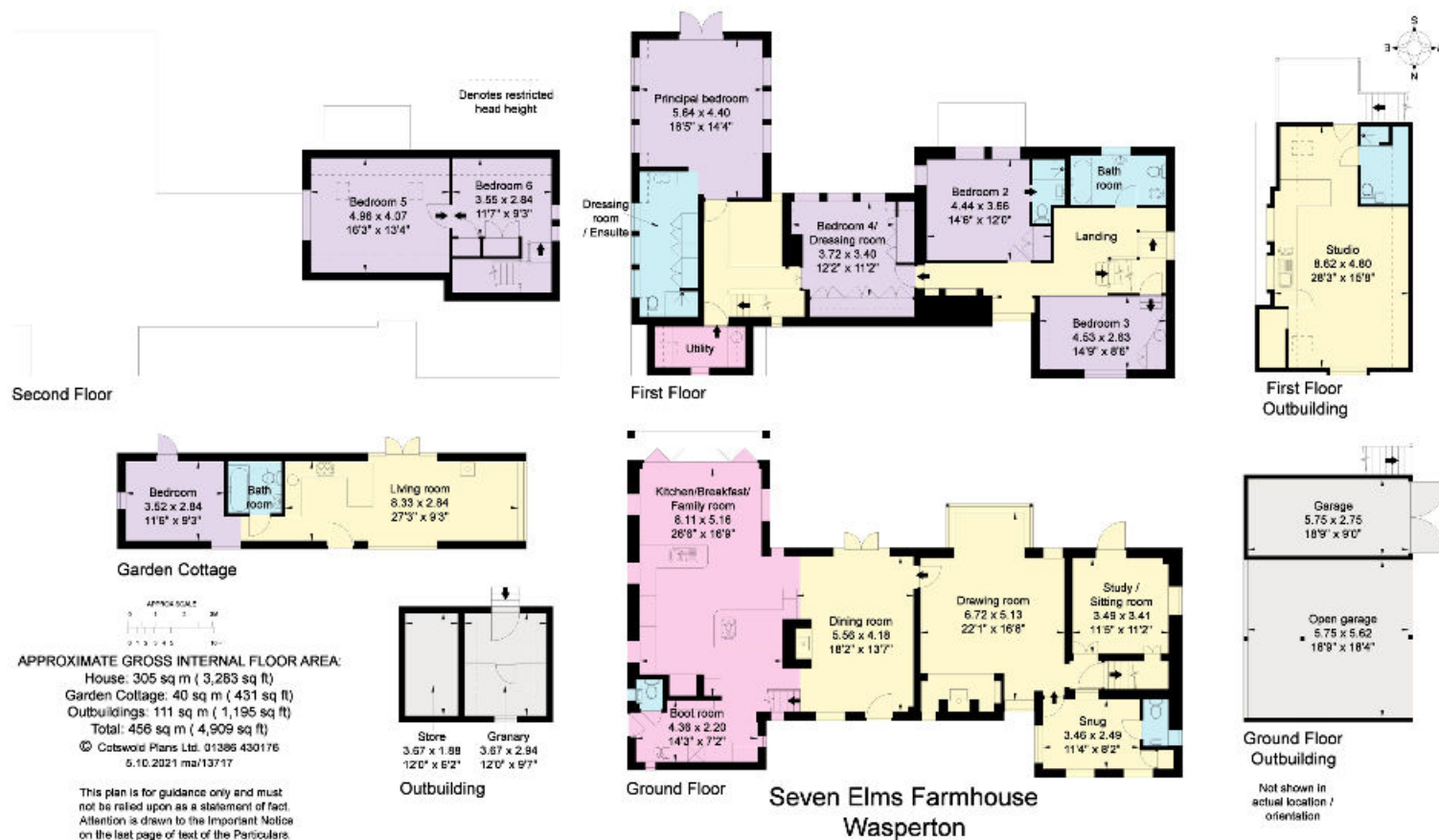
There is a wooden post with several reflectors on it and a Knight Frank for sale board. (It is the last farm track before the large Parking layby on the same side of the road. If you reach this lay by you have gone too far so either turn round in the layby or go to the next junction, a couple of hundred metres on the right and turn there). Go down the farm lane - drive past the farm buildings where there is a large EGGS sign.

From here if you look straight up the lane, you will see a house with a white gable end. Continue up the lane to where it opens onto a large gravelled area in front of the white house.

## Services

Mains electricity and water are connected to the property. A biodisc drainage system was installed in 2013. Oil fired central heating, telephone and Broadband.





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**I would be delighted to tell you more.**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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