



Glebe Farm, Wolverton, Warwickshire

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Glebe Farm is situated in the centre of the popular village of Wolverton. The village has a primary school and village hall with the neighbouring village of Snitterfield, approximately one mile away, having a local village shop for everyday requirements and a public house.

There are more extensive shopping and recreational facilities in the nearby towns of Warwick, Leamington Spa and Stratford-upon-Avon, the cultural centre of Warwickshire and the home of the Royal Shakespeare Company.



Tenure: Leasehold with a share of freehold through Glebe Farm Management Company Ltd

Service charge: £450 per annum service charge

Ground rent: Peppercorn ground rent

Local authority: Stratford-on-Avon District Council

Council tax band: G



The area has an excellent range of state, private and grammar schools, including Stratford Prep School and The Croft Prep School in Stratford-upon-Avon. Warwick Prep School and Public School and King's High School for Girls in Warwick and in Leamington Spa, Kingsley School for Girls and Arnold Lodge.

There are racecourses at Warwick and Stratford-upon-Avon, golf at The Warwickshire in Leek Wootton and The Welcombe in Stratford-upon-Avon.

M40 (J15) 3 miles, Warwick Parkway Station 3 miles (trains to London Marylebone from 75 mins), Warwick 4 miles, Stratford-upon-Avon 5 miles, Birmingham 20 miles, Birmingham International Airport 24 miles (distances and time approximate)



The property

One enters the property via an entrance hall with doors off to the ground floor accommodation. A beautiful dual-aspect drawing room has exposed ceiling timbers and an inglenook fireplace with a log burner. Adjacent to the drawing room is a sizeable sitting room with a feature fireplace and exposed ceiling beams. A good-sized study is ideal for home workers, or the space would make an ideal playroom. An inner hallway leads to a well-appointed farmhouse kitchen/breakfast room with a range of wall and base units beneath a granite worktop, a central island and integrated appliances, including a range-style cooker with a double oven and an American-style fridge freezer. There is also a useful utility room. A door leads from the kitchen/breakfast room to the dining room, a lovely room with lots of natural light, a vaulted ceiling and exposed beams.

The first floor comprises a beautiful principal bedroom with fitted wardrobes and an en suite bathroom with a roll-top bath and a separate shower. Bedroom two is a beautiful room with exposed timbers, a walk-in wardrobe and en suite shower room, and bedroom three has built-in wardrobes and an en suite shower room. There is a further double bedroom and a family bathroom with a bath and separate shower.

Separate from the house is an excellent games room with a mezzanine level, which works perfectly as a teenage retreat or could work well as a home office. Planning permission has been granted for a proposed loft conversion to the rear section of the farmhouse under reference 22/00292/FUL.

Outside

There is a delightful, well-maintained garden to the rear of the house with a range of mature shrubs and herbaceous borders. The tiered garden is mainly laid to lawn with a stone pathway leading to the top of the garden where it adjoins open countryside. There are two paved terrace areas, ideal for al fresco dining. Also, to the rear of the house is an open-fronted double carport and a gravelled parking area.





An attractive Grade II listed farmhouse in this pretty village with easy access to Warwick and Stratford-upon-Avon.



Services

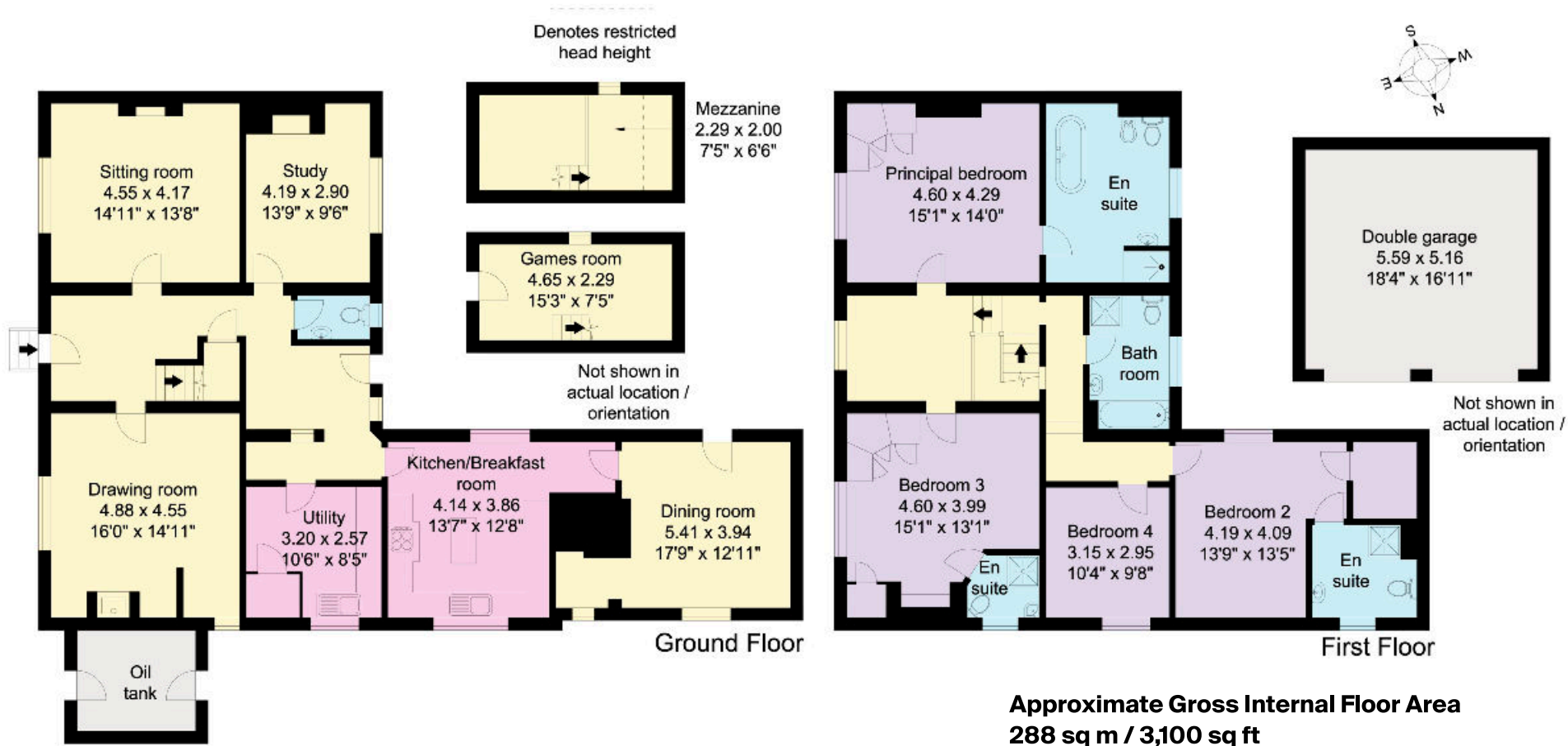
Mains electricity, water and drainage are connected to the property.
Oil fired central heating.

Directions (CV37 0HE)

From the M40 head west along the A46. After 0.3 mile, at the roundabout, take the first exit onto the A439 and after approximately 2.5 miles turn right onto Ingon Lane. Continue along Ingon Lane and turn left onto White Horse Hill into the village of Snitterfield and then right onto School Road which leads onto Wolverton Road. Continue into the village the property will be located on your left hand side identified via our For Sale board.







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I would be delighted to tell you more
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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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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Particulars dated November 2023. Photographs and videos dated October and November 2023.
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