



Rose Cottage, Vicarage Lane, Sherbourne



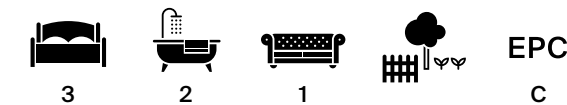
A delightful home in the heart of this charming village, **beautifully presented** with a lovely garden and easy access to Warwick and Stratford-upon-Avon.

Distances

Warwick 3 miles, Warwick Parkway 3.5 miles, Leamington Spa 5 miles, Stratford-upon-Avon 7 miles, Birmingham International 21 miles, Birmingham 33 miles (All distances and times approximate).

Situation

Situated on the picturesque outskirts of Warwick, with easy access to the charming town of Stratford-upon-Avon, Rose Cottage offers an ideal balance of rural tranquillity and urban convenience. This prime location is perfect for commuters, with quick access to the motorway network and intercity train services.



Tenure
Freehold

Local Authority
Warwick District Council

Council Tax
Band C



Just a short drive away, Warwick's historic market town ambience is complemented by the scenic River Avon, where you'll find a blend of boutique shopping, popular dining spots, and numerous recreational facilities. Residents and visitors alike can enjoy the iconic Warwick Castle and other historic sites.

Families will appreciate the outstanding selection of schools in the area, including the highly regarded Warwick Prep School, Warwick School, and King's High School for Girls. Additional reputable options, such as Kingsley School for Girls and Arnold Lodge School in Leamington Spa, are also easily accessible, as are Stratford-upon-Avon's respected grammar schools.

Both Warwick and Stratford-upon-Avon host music festivals, while Stratford is famously home to the Royal Shakespeare Company. Leisure activities abound, with several golf courses nearby and racing events held at Warwick, Stratford-upon-Avon, and Cheltenham.

This property is ideal for those seeking a well-connected yet tranquil lifestyle, with excellent amenities, top-rated schools, and vibrant cultural experiences on their doorstep.



The property

Rose Cottage is a beautifully presented property in a sought-after location. This charming home has a well-designed layout, blending comfort with style and is perfect for modern family living.

Entering through the welcoming entrance hall, you're led to the home's main reception rooms. The spacious sitting room is a warm, inviting space featuring a delightful fireplace with a wood-burning stove, creating a cosy focal point. There is plenty of room for seating, along with a dedicated study area.

The heart of the home is undoubtedly the kitchen, dining, and family room. This open-plan space offers a range of high-quality wall and base units topped with a sleek Quartz worktop and breakfast bar. Integrated appliances include a fridge, freezer, oven, microwave, and dishwasher, ensuring a seamless, clutter-free look. There's ample room for a large dining table and additional seating, with bifold doors opening on to the rear garden – ideal for entertaining and indoor-outdoor living.

A cloakroom/utility room completes the ground floor, offering convenience and additional storage.





Upstairs, the principal bedroom suite provides a luxurious retreat with generous space and comfort, including an en suite shower room. Two further bedrooms are well-proportioned, ideal for family or guests, and a modern family bathroom serves them.

The rear garden is beautifully landscaped, providing a perfect setting for relaxation or entertaining. Thoughtfully designed with lush greenery for easy maintenance and seating areas, the garden perfectly complements the charm and functionality of the internal accommodation.

Services

Mains water, drainage, electricity and gas are connected to the property.

Directions (CV35 8AB)

From the Knight Frank Stratford-upon-Avon office take the Warwick Rd/ A439 out of town towards M40 and Warwick. At the roundabout take the Stratford Road/A46 exit. Continue and bear left onto Watery Lane and then turn right onto Vicarage Lane and the property will be located on your left-hand side.

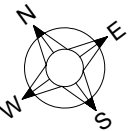
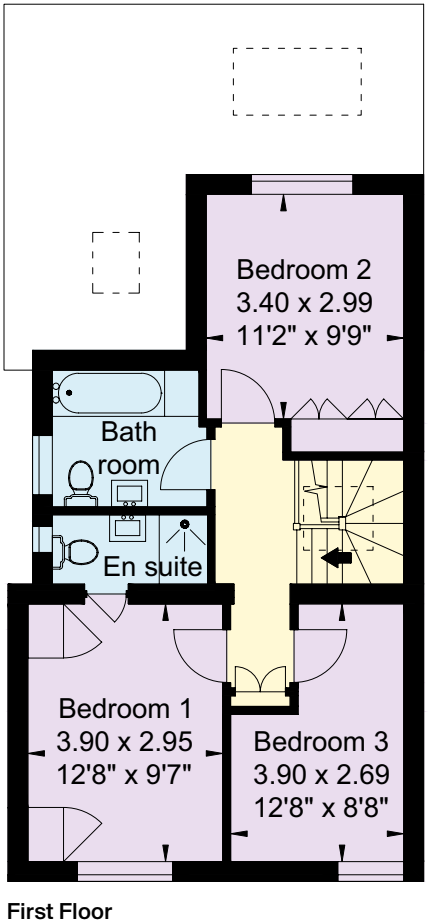
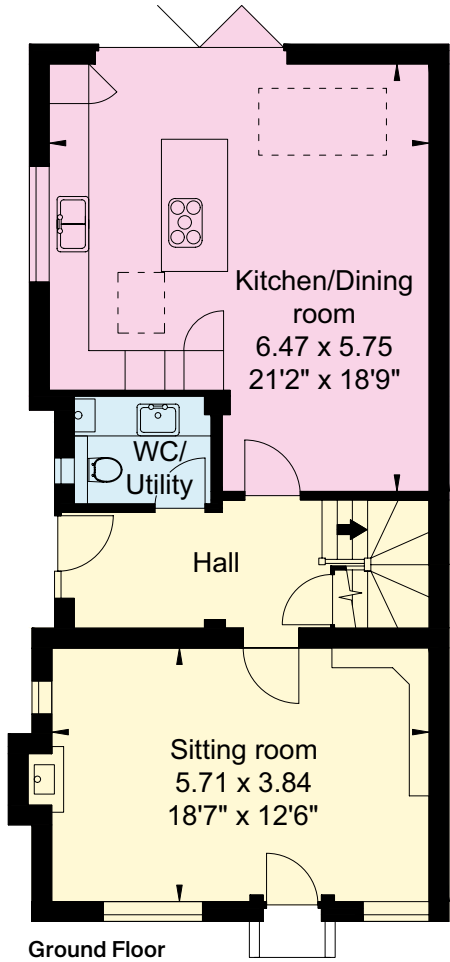
Viewing

By prior appointment only with the agents.



Approximate Gross Internal Floor Area
121 sq m (1,302 sq ft)

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.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

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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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Particulars dated November 2024. Photographs and videos dated November 2024.

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Date: 02 January 2025
Our reference: STR012433328

Rose Cottage, 25 Vicarage Lane, Sherbourne, Warwick, CV35 8AB

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£625,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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