



The Waterside, Wappenbury, Warwickshire





A beautiful home with **river frontage** and gardens totalling just under an acre with wonderful views.

Distances

Leamington Spa 5 miles, Warwick 7 miles, Rugby 10 miles, Stratford-upon-Avon 17 miles, M40 (J12 & J13) 12 miles (All distances are approximate)

Situation

The Waterside is situated in this delightful part of the popular village of Wappenbury, with its parkland setting, ancient parish church and Roman Catholic church. The village is situated in rolling Warwickshire countryside, a short distance from the Roman Fosseway, which gives access to the Cotswolds to the south. There is also good motorway access to the M40, M45, M1 and M6, Birmingham International Airport, and Coventry Airport.



					EPC
3/4	3	3	1	1 acre	Main House – C Apartment – C
Tenure	Local Authority				Council Tax
Freehold	Stratford on Avon District Council: 01789 267575				Band G

There is an excellent range of state, grammar and private schools in the area to suit most requirements, including Warwick Prep & Public School and Kings High School for Girls in Warwick, Rugby Public School and Princethorpe Public School close to the property, Princethorpe Primary School and Bilton Grange Prep School, and Arnold Lodge Prep School and Kingsley School for Girls in Leamington Spa.

The property is well placed for local employment centres in Birmingham, Coventry, Leicester, Nottingham and Banbury. Excellent recreational and shopping facilities are available in the elegant Regency town of Leamington Spa, the county town of Warwick, Rugby, and Stratford-upon-Avon, which is the region's cultural centre with its Shakespearean heritage and theatres.

Sporting opportunities include golf at the 18-hole Warwickshire Course, Leamington Spa and Stoneleigh. Draycote Water offers sailing and fishing, racing at Stratford, Warwick and Towcester, and excellent riding and walks in the area.

The property

The Waterside is a most impressive home designed and constructed with meticulous attention to detail.

One enters the property via the reception hall, with stairs rising to the first floor and a delightful area currently utilised as the music room with a large bay window providing an idyllic view over the river and countryside beyond. The principal reception room is the beautiful dual-aspect drawing room with double doors to the rear gardens and a home cinema installed.

The stunning open plan kitchen, dining, living room is sure to be the hub of this fine home, having a kitchen with a range of wall and base units with integrated appliances, including a full size oven, a compact oven, a microwave, a steamer and a large Sub Zero fridge/freezer, ample space for a large dining area and a seating area, with beautiful glazing and double doors to the rear allowing one to enjoy the excellent views on offer. There is also a home office, utility room with a large chilled larder and cloakroom on the ground floor. The ground floor rooms all have integrated speakers in all ceilings, as does the upper landing and principal bedroom.





The first floor comprises a substantial principal bedroom with a dressing room and en suite bathroom, a guest double bedroom with a dressing room and en suite bathroom, a further double bedroom and a family bathroom.

Please note that the proposed second floor drawings on the floor plan for creating two more bedrooms indicate proposed plans.



Existing Floor plan

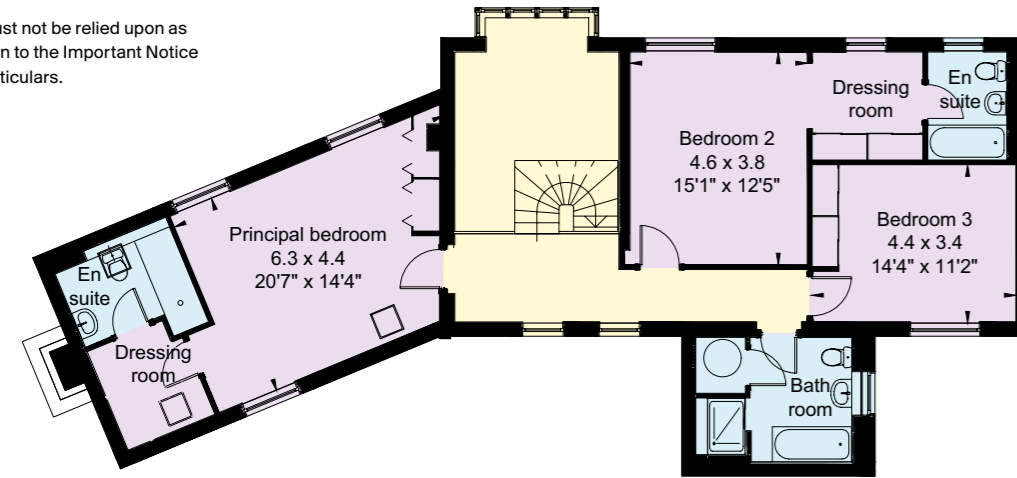
Approximate Gross Internal Floor Area

House: 245 sq m (2,640 sq ft)

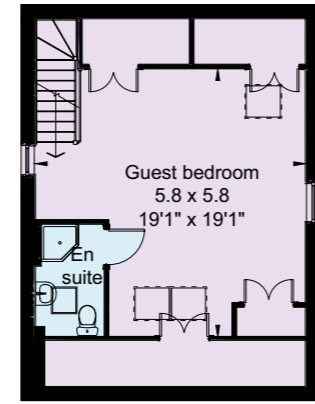
Outbuilding: 92 sq m (991 sq ft)

Total: 337 sq m (3631 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.

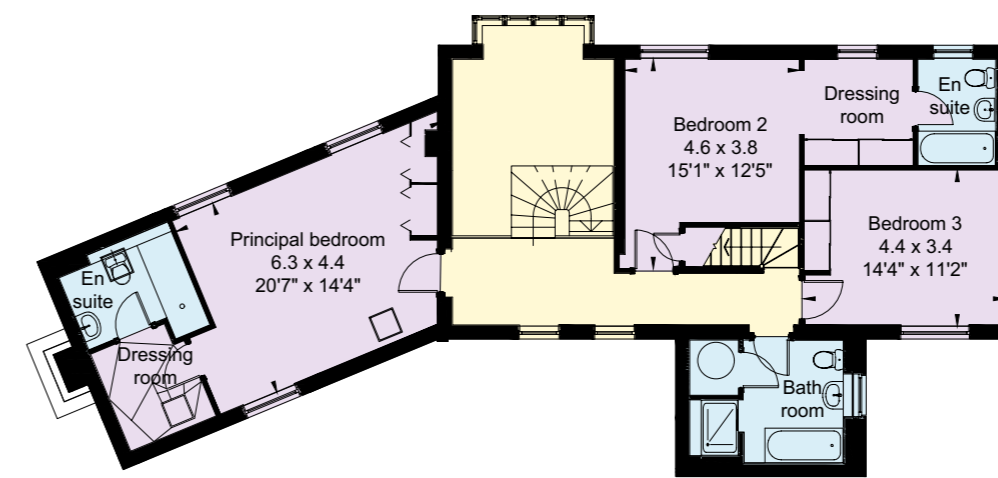


First Floor

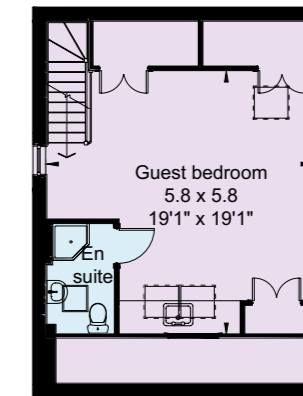


Outbuilding First Floor

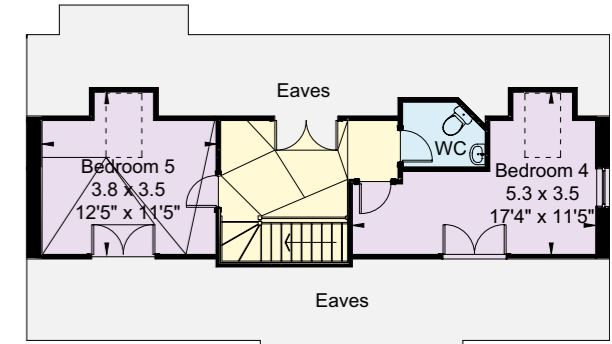
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



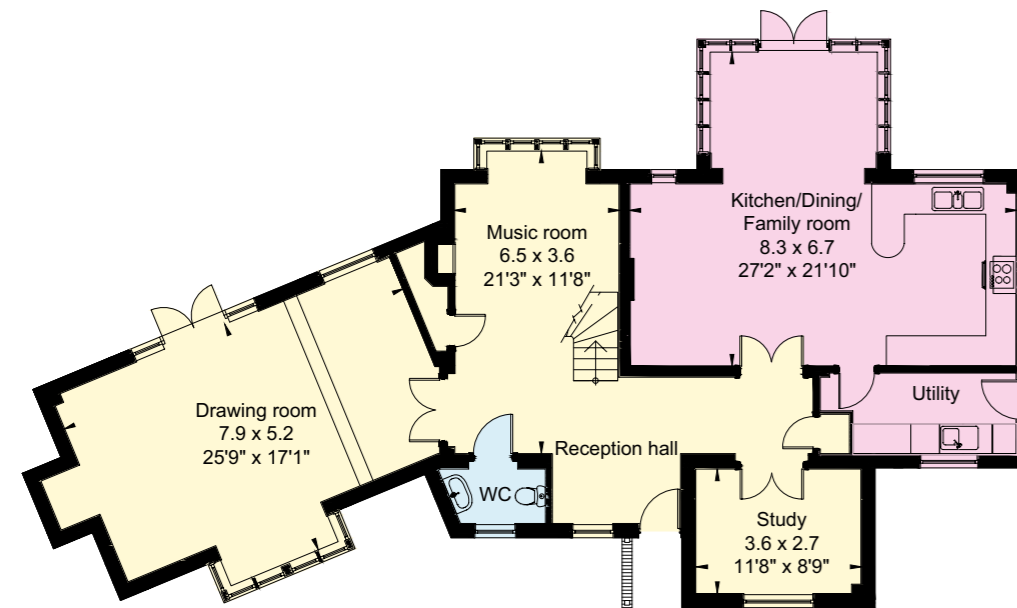
First Floor



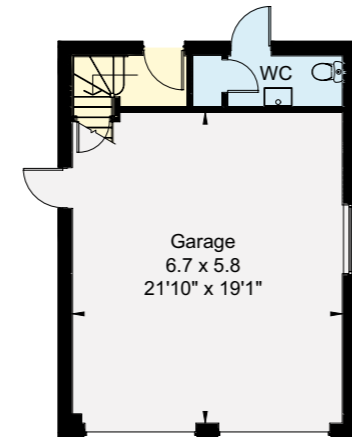
Outbuilding First Floor



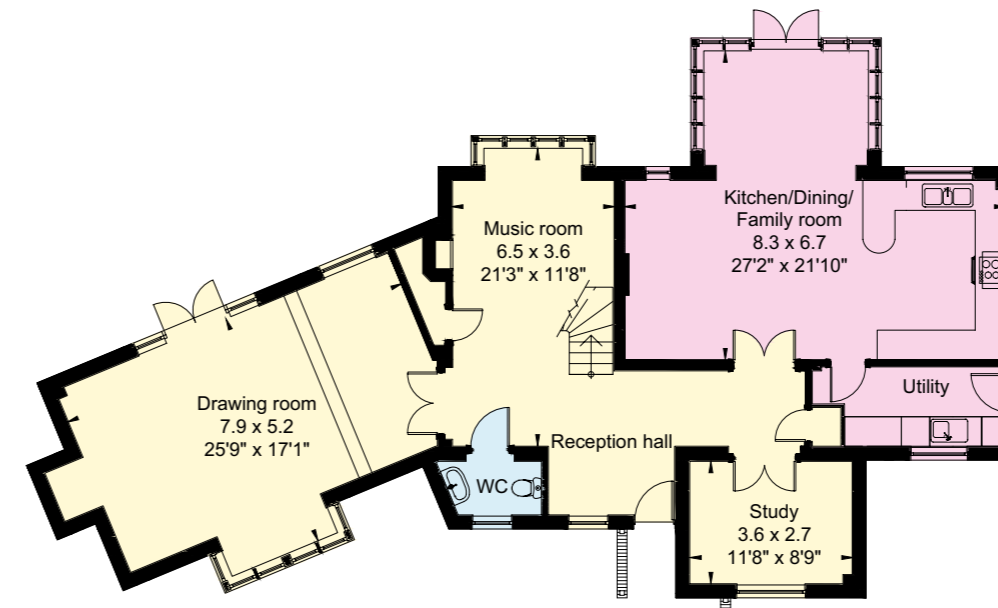
Second Floor



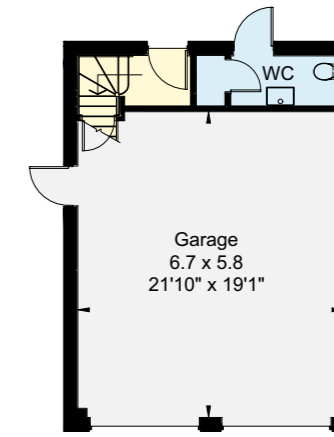
Ground Floor



Outbuilding Ground Floor



Ground Floor



Outbuilding Ground Floor

Proposed Floor plan

Approximate Gross Internal Floor Area

House: 285 sq m (3,069 sq ft)

Outbuilding: 92 sq m (991 sq ft)

Total: 377 sq m (4,060 sq ft)

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Gardens and grounds

Outside, one accesses the property via the gated driveway, which gives access to the double garage and provides parking for several cars. Located above the detached double garage is a useful double room and en suite, perfect for housing guests or extended family.

The gardens and grounds are stunning and well-stocked with various mature trees, plants and herbaceous borders. A wonderful patio area allows one to sit and enjoy the idyllic vista on offer. The mainly laid-to-lawn garden has several pathways within, which make for an enjoyable walk either through the mature wooded area, passing the vegetable patch or through the garden to the decking platform at the river.





Services

Mains water, gas, and electricity. Private drainage. Underfloor heating to the ground floor and first floor bathrooms. Heat exchange and air conditioning to all bedrooms. The main house has a fully integrated Baxi ventilation system serving all rooms. Roof mounted solar panels with feed in tariff payments. Roof mounted solar heating panels to boost hot water supply. Tesla battery storage. Irrigation system installed in the garden and external sound system. BT full fibre with 1000bps and two digital phone lines.

What3words

///tags.jacket.soaps

Viewing

By prior appointment only with the agents.

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Bridgeway House, Bridgeway
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Particulars dated May 2024. Photographs and videos dated May 2024.

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Date: 28 May 2024
Our reference: STR012470849

The Waterside, Wappenbury, Leamington Spa, CV33 9DW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,450,000.

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

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We'd love to help you.

Yours faithfully



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V4.2 Feb 24