



VAUGHANREYNOLDS
ESTATE AGENTS

Curlieu Lodge, Curlieu Lane
Norton Lindsey, CV35 8JR



The Property

Believed to have been constructed in the mid 19th century, this former lodge to the impressive Norton Curlieu estate, is an individual detached home that has been thoughtfully extended over time, creating an easy flow of versatile accommodation throughout. Occupying a generous plot extending to circa 0.2 acre, the property also enjoys pleasant views to front over the surrounding countryside and beyond.

Being set back from the road beyond an area of parking, you access the property into an entrance hall with further inner lobby and guest WC and cloaks. There is a generous lounge with uninterrupted views of the gardens, inset log burner and bespoke shelving, and a separate dining room which links through to a breakfast kitchen. This space is equipped with a comprehensive range of storage, enjoying space for freestanding white goods and breakfast table and chairs.

To the first floor, a central landing provides access to three good size bedrooms, each enjoying elevated views and modern shower room.

Externally, the property sits well within its plot, which enjoys rolling lawns to the south, with mature planted borders, providing a high degree of privacy and seclusion. There is a lower garden that is part enclosed with independent vehicular access, ideal for caravan or motorhome storage. A generous paved patio abuts the property, linking the rear reception rooms to the outside space and offering the perfect area for alfresco dining. To the side, a rear porch links an oversize single garage with stores to rear and additional parking to the front.







The Location

Norton Lindsey has a well-regarded junior and infant school, community pub and small shop, church, village hall, playground and sports field with a cricket pitch and football pitch, both of which are in regular use by village teams, and a range of social clubs. It is particularly well-located for access to the M40 motorway, 3.4 miles to junction 15 and 3.8 miles to Warwick Parkway station, which has a 1 hr 30 mins service to London several times an hour and 20 minutes to Birmingham. Stratford-upon-Avon is 7.5 miles way. The National Exhibition Centre, Birmingham International Airport and International Railway Station are also within 30 minutes' driving distance.





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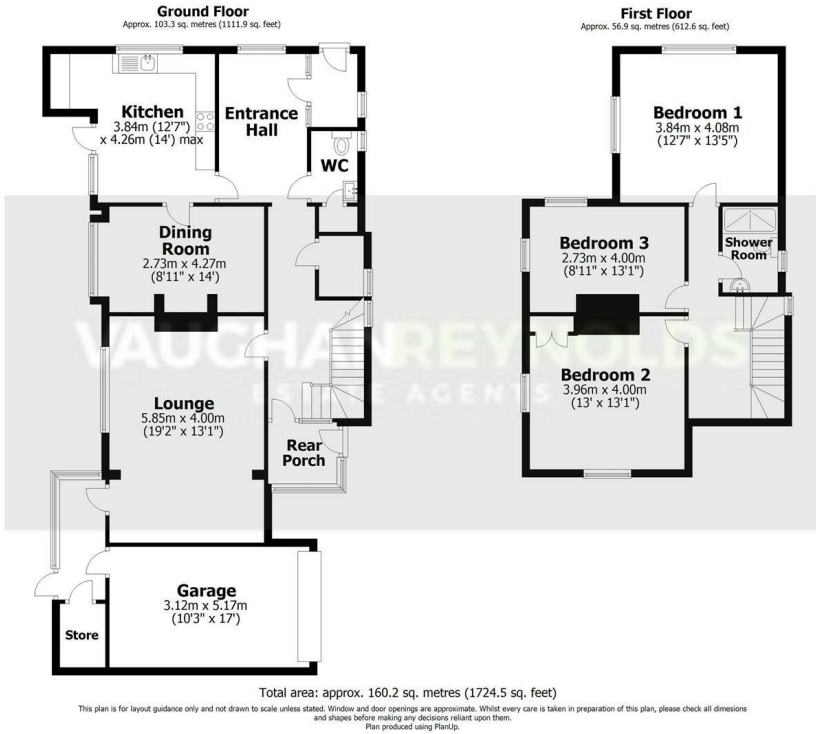


1



0.20 acre(s)

GENERAL INFORMATION



Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water and electricity. Private drainage. Oil fired central heating.

Local Authority: Stratford, Council Tax Band E

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E	31	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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