



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Wolverton Fields  
Norton Lindsey, Warwick, CV35 8JN



Crusoes is an individually detached bungalow, situated within an established setting in Norton Lindsey, a pretty village located towards the Stratford upon Avon and Warwick borders.

Having been constructed in the 1950's, the property successfully nestles within a leafy plot and the internal accommodation is well presented and offers a high level of versatility. It should appeal in part, to those with dependent relatives or work from home needs.

In addition to the mature gardens that surround the house, the property also benefits from a separate wild garden area, in all extending to approximately 0.95 of an acre.

### The Property

Being set back from the road beyond a mature hedgerow, the property enjoys a private leafy setting, with a wrap around garden and separate paddock. A driveway to the side of the house provides ample secure parking for several cars.

The mature formal gardens surround the property to all sides and a paved pathway leads to the entrance of the property. Entering the property, you are greeted by an inviting reception hallway with doors off into the separate reception rooms.



The sitting room is a generous space with windows to front and rear and a feature fireplace with open hearth. The dining room is a generous room with a window overlooking the garden. The breakfast kitchen has been thoughtfully designed with a comprehensive range of storage options, contrasting worksurfaces, electric hob and integrated oven.

The garden room is filled with light from the large windows and sliding doors.





There are three good double bedrooms, principal with an en-suite bath & shower room and a further equally well appointed family bathroom, with bath, WC, wash hand basin and complementary tiling and separate shower room.

The gardens are beautifully laid out to maximise the plot, with shaped lawns abutting mature planted borders, interspersed shrubs, and seating areas.

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

Local Authority: Stratford, Council Tax Band F

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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Total area: approx. 210.5 sq. metres (2266.2 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Windows and door openings are approximate. Under every use to be taken in preparation of this plan, please check all dimensions and steps before making any decisions relating to them. We do not accept any liability.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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