



VAUGHANREYNOLDS
ESTATE AGENTS

Swan Foundry House, Ford Lane
Langley, Stratford-Upon-Avon, CV37 0HN



The Property

Set back from the lane beyond a generous frontage, this detached period home sits prominently within its established plot on the edge of the village. Surrounded by undulating countryside and enjoying distant views over its own paddock and beyond, this unique home requires modernisation throughout and is being offered to market with no upward chain.

In brief, the accommodation comprises; An entrance hall leads through to a guest WC and stairs lead off to the first floor. There are three separate reception rooms comprising a pleasant sitting room, spacious lounge and formal dining room. The kitchen has a range of storage, views to rear and is linked to the lounge and dining room via internal doors. A useful utility and gardeners WC completes the ground floor accommodation.

To the first floor, a central landing provides access to four bedrooms, the house bathroom, WC and separate shower room. The main bedroom enjoys a bank of fitted wardrobes and pleasant distant views to rear.







Externally, the property sits comfortably within its mature plot, mainly surrounded by extensive lawns, mixed specimen trees and shrubs throughout. A stream meanders through the gardens and to the front, an in and out driveway provides ample off road parking. Through post and rail fencing and a five bar gate, there is a part enclosed paddock providing a multitude of potential uses. In all the plot extends to approximately 1.95 acre.

The Location

LANGLEY

Langley is a most delightful and unspoilt hamlet, nestling amidst glorious Warwickshire countryside, midway between the larger villages of Norton Lindsey and Snitterfield, which between them offer Junior and Infant schools, inns, village shop, parish church and doctors surgery. The larger village of Claverdon is also close by providing rail services from Claverdon Station as well as many village activities. Langley is also very well placed for access to the M40 at Longbridge Island, Warwick (Junction 15) being some five miles distant and which in turn provides fast links to the M42 and Birmingham International Airport, Railway Station and the National Exhibition Centre. The market towns of Stratford upon Avon, Warwick and Henley in Arden are also easily accessible, as are Leamington Spa, Solihull and Coventry.





3



4



2



1.95 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.

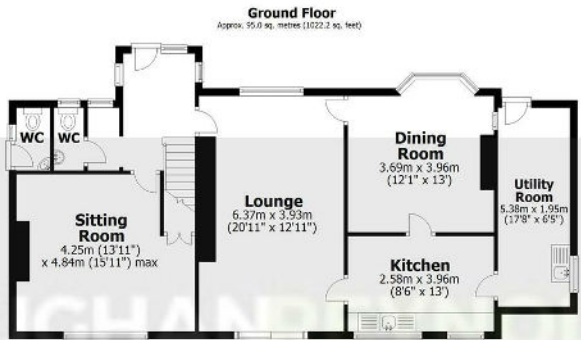
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water and electricity are understood to be connected to the property. Private drainage.

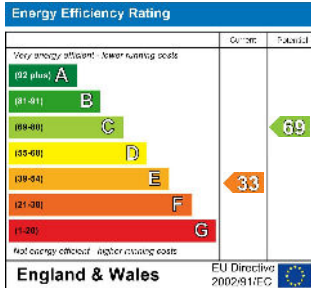
Local Authority: Stratford Upon Avon

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VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.



Total area: approx. 175.7 sq. metres (1891.6 sq. feet)
This plan is for layout guidance only and not drawn to scale unless noted. Windows and door openings are approximate. Use for every case in taken in preparation of this plan, please check all dimensions and shapes before making any decisions related upon them. Plan produced using Planit.



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