



For illustrative purposes only
Total area: approx. 264.9 sq. metres (2851.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

www.godfrey-payton.co.uk | 01926 492511 | warwick@godfrey-payton.co.uk



GODFREY-PAYTON
CHARTERED SURVEYORS

Guide Price | £1,100,000
The Croft, Drum Lane, Haseley Knob, Warwick, CV35 7NL

The Croft, Drum Lane, Haseley Knob, Warwick



The Croft

Ground Floor

The property is approached via a block-paved driveway leading to the fore garden which is largely laid with lawn, and offering a hedgerow to front and planted borders, with open access to the wrap-around garden, door to Ground Floor Bedroom One, and a further door opening to:

Porch

With windows to front aspect, ceiling light point, exposed brick wall, radiator, tile-effect flooring, internal door to Ground Floor Bedroom One, and an additional door leading to:

Entrance Hall

With windows to front aspect, ceiling light point, coving, wall lights, built-in storage cupboard, radiator, parquet flooring, stairs leading to first floor accommodation, and doors to:

Reception Room One

Window to front aspect, ceiling light point, coving, wall lights, radiator, built-in wall and base units to recess, wall-mounted heater to chimney breast with tiled surround and stone hearth, with a 96" door leading to:

Kitchen Breakfast Room

Window to rear aspect, ceiling light point, panelling to ceiling, partial wall tiling and panelling, wall hatch, tile-effect flooring, radiator, access to two storage cupboards with lighting, and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset two bowl stainless steel sink with mixer tap and drainer unit, additional hand-washing sink with mixer tap, space for range style cooker and standing fridge/freezer, plumbing and under counter space for dishwasher, with doors to Utility and to:

Reception Room Two

A through-lounge with a bay window to front aspect with fitted storage bench, window to side aspect, two ceiling light points with roses, coving, wall lights, radiator, wall-mounted electric heater, with feature stone fireplace with shelving and inset electric fire, additional storage cupboard to recess with shelving over, and French doors with windows to sides with secondary patio style doors to rear aspect leading to:

Conservatory

With patio doors with windows to sides to rear aspect, range of windows to side aspect, ceiling light point, wall-mounted electric heater and tile-effect flooring.

Utility

Accessed via the Breakfast Kitchen with a door and window to rear aspect, ceiling light point, coving, range of built-in storage cupboards with overhead storage, partial wall tiling, radiator, Belfast sink with storage cupboard below, undercounter space and plumbing for washing machine and tumble dryer, tile-effect flooring and doors to:

Ground Floor W.C.

Obscured window to rear aspect, ceiling light point, tiled walls to half-height and low-level flush w.c.

Rear Porch

French doors to rear aspect with windows to sides, ceiling light and shelving, leading to Rear Garden.

Ground Floor Bedroom Two

Patio doors to rear aspect opening to rear garden, two windows to rear aspect, ceiling light point, radiator and door to:

Jack & Jill Ensuite

Ceiling light point, fully tiled walls, radiator and suite comprising of: low-level flush w.c., pedestal wash hand basin and shower cubicle with electric shower, with door to:

Ground Floor Bedroom One

Also accessible via the Porch, with a window and pedestrian door to front aspect, two ceiling light points, coving, built-in wardrobes, dado rail and radiator.

First Floor

The first floor is approached via the Entrance Hall with stairs leading to:

Landing

Skylight, two ceiling light points, part coving, radiator, door to airing cupboard housing hot water tank and shelving, and further doors to:

Bedroom One

Window to front aspect, ceiling light point, loft hatch, coving, radiator, range of shelving, a fitted dressing table and wardrobe, and a door to:

Ensuite

Ceiling light, tiled walls shelving and a suite comprising of: low-level flush w.c., pedestal wash hand basin with mixer tap and a shower cubicle with an electric shower.

Bedroom Two

Windows to front and side aspects, ceiling light, coving, wall lights, two radiators, fitted dressing table with shelving, and a door to:

Ensuite

Ceiling light, fully tiled walls, radiator and a suite comprising: low-level flush w.c., pedestal wash hand basin and shower cubicle with electric shower.

Bedroom Three

Window to rear aspect, ceiling light point, coving, radiator, range of built-in wardrobes with overbed storage, and a door to:

Ensuite

Ceiling light point, tiled walls and a suite comprising of: low-level flush w.c., wash hand basin with vanity unit and a shower cubicle with an electric shower.

Family Bathroom

Obscured window to rear aspect, tiled ceiling with spot lights, tiled walls and flooring, radiator with towel rail attachment, and a suite comprising: low-level flush w.c., pedestal wash hand basin with mixer tap, and a panelled bath with mixer tap and shower over.

Lobby

With door from Landing to Lobby space with ceiling light point, loft hatch to spacious loft with window, lighting and electrical points, and doors to:

Family Bathroom Two

Two obscured windows to rear aspect, ceiling light point, tiled walls and a suite comprising of: low-level flush w.c., pedestal wash hand basin, bidet, panelled bath with mixer tap, and a shower cubicle with shower.

Bedroom Four

Patio doors opening to roof terrace, ceiling light point, coving, radiator and wash hand basin with mixer tap and vanity below.

Bedroom Five

Window to rear aspect, ceiling light point, coving and radiator.

Outside

Rear Garden

The rear garden can be accessed via the fore garden, Ground Floor Bedroom Two, Conservatory and Rear Porch with a path leading to boiler cupboard, and to a large wrap-around lawn with planted borders and hedgerows to sides. There is a path leading to various sheds offering electrical points, and to the rear of the garden where there is an additional lawn space with a mature apple tree, and to a range of vegetable patches with various pathways, sheds, polytunnels, compost heaps, and greenhouses.

Additional Facilities

Workshop

The two storey workshop can be accessed beyond the vegetable patches, via the Touring Site facilities through the shower room or via the communal lawn.

Ground Floor

Workshop Room One

Via the vegetable patches, there is a pathway leading to a pedestrian door opening to an initial workshop space with a window to front aspect, a range of storage space and work benches, with two sliding pedestrian doors opening to:

Workshop Room Two

With double-height doors with additional pedestrian door offering vehicle access to a large space with ceiling lighting, ceiling fan, a spacious area with range of shelving and access via a ladder to a mezzanine storage space.

First Floor

Accessed via a door with stairwell from Workshop Room One, leading to:

Area One

With exposed beams, window to side aspect, wall-mounted light, stainless steel sink with mixer tap and drainer unit with base units below, a door leading to Workshop Room Two mezzanine, and further doors to:

Area Two

Boarded window to front aspect, exposed beams, two ceiling light points and laminate flooring.

Area Three

Boarded window to rear aspect, ceiling light point, exposed beams, storage heater.

Shower Room

Ceiling light, partially tiled walls, low-level flush w.c. and a shower cubicle with electric shower.

Touring Site

Previously offered via UK Caravan & Motorhome Club to its members exclusively, the touring site is approached via secure gated access via Drum Lane, with a large drive with parking, leading to a pitching area with a circular drive offering: eight pitches with hardstanding, a central lawn area offering space for tents, and access to Toilet and Shower Facilities, Chemical Waste Disposal and a communal recreational lawn. There are electrical hook-up points and water.

Static Caravan

Included on the Touring Site grounds is a detached two-bedroom Static Caravan. The caravan has LPG hook-up, and both ramp and stairs access with a two door entry. Inside there is:

Entrance Area

With ceiling light point, door to a cupboard housing gas boiler, radiator and further doors to Bedroom One, Shower Room, Additional W.C., with an opening to:



Kitchen Area

With window to side aspect, ceiling light point, light-well, radiator, wood-effect flooring and a fitted kitchen comprising of: range of wall, drawer and base units with under-counter space for a fridge, space for gas cooker with cooker hood over, a door to Bedroom Two and opening to:

Living / Dining Area

Windows to rear and side aspects, wall lighting, built-in circular seating area, 'L' shaped built-in sofa seating, feature electric fireplace with storage and shelving, with door to external ramp access.

Bedroom One

Window to side aspect, wall light, radiator, overbed storage cupboards and shelving, built-in dressing table with wardrobes to sides and door to:

Shower Room

Also accessible via Entrance Area with obscured window to side aspect, ceiling light, radiator and suite comprising of: low-level flush w.c., pedestal wash hand basin and shower cubicle with an electric shower with a rainfall style shower head and an additional shower head over.

Additional W.C.

Accessed via the Entrance Area with an Obscured window to rear aspect, ceiling light point, low-level flush w.c. and pedestal wash hand basin.

Bedroom Two

Accessed via the rear of the Kitchen Area with a window to side aspect, wall light, radiator, overbed storage cupboards and shelving, and a built-in wardrobe.

Paddock

At the rear of the site is a paddock measuring 1.88acres, with dual gated access via the Touring Site Drive and Recreational Space. The Paddock is largely level, with fencing and hedgerows.

The Elms

Included in the sale is a three bedroom detached bungalow. The property is approached via a fore garden and block-paved driveway leading to the Garage and to:

Porch

With windows to front and side aspects, a ceiling light point and the main entrance door opening to:

Entrance Hall

Ceiling light points, coving, loft hatch access, radiator and doors to:

Bedroom One

Bay window to front aspect, ceiling light point, coving, radiator, door to storage cupboard, and further door to:

Ensuite Shower Room

Ceiling light point, coving, fully tiled walls, recess with wall light and mirror, radiator and a suite comprising: low-level flush w.c., pedestal wash hand basin, and shower cubicle with electric shower.

Bedroom Two

Bay window to front aspect, ceiling light point, coving and radiator.

Family Bathroom

Skylight to rear aspect, ceiling spotlights, fully tiled walls and flooring, a radiator, a storage cupboard housing shelving, and a suite comprising: low-level flush w.c., pedestal wash hand basin, panelled bath with a mixer tap and electric shower over.

Dining Kitchen

Windows to rear aspect, ceiling spot lights with ceiling tiles, separate ceiling light point, partially tiled walls, radiator, heated towel rail, tile-effect flooring, and a kitchen comprising: range of wall, drawer and base units with work surfaces over, inset one and half bowl sink with drainer unit, inset double electric oven with electric hob and cooker hood over, and under counter space for a fridge and space and plumbing for a dishwasher. Doors open to the Conservatory.

Reception Room

Windows to rear and side aspects with French doors opening to rear garden, two ceiling light points, coving, loft hatch, radiator, built-in storage cupboards, feature brick fireplace with wooden beam, and door to:

Conservatory

Windows to rear and side aspects with French doors opening to rear garden, work surface with undercounter space and plumbing for a washing machine and tumble dryer, with doors to the Dining Kitchen and to:

Lobby

Accessed via the Conservatory, offering a ceiling spotlight, tiled flooring and doors to:

Additional Bathroom

Obscured window to rear aspect, panelling to ceiling, spotlights, fully tiled walls and flooring, a radiator and a suite comprising of: low-level flush w.c., pedestal wash hand basin, corner shower cubicle with electric shower and a panelled bath with a mixer tap.

Bedroom Three / Reception Room Two

Oriel window to side aspect, ceiling light point, radiator, built-in storage cupboard with shelving, and a door with step down into:

Garage

Electric up-and-over door to front aspect, window to side aspect wall-mounted light, and loft hatch access.

Outside

Enclosed Garden

The rear garden can be accessed via the garden of The Croft via a pedestrian gate, the drive to the Touring Site, the Reception Room and via the Conservatory, with a block-paved patio area leading to a lawn with planted borders to sides. To the rear is a shed with decking area, and a hedgerow offering privacy.

Property Information

Agent Notes

1. The Property is located within close proximity to the A4177 road.
2. The Croft and The Elms benefit from Oil heating, and the Static Caravan is benefits from a LPG connection.
3. We have been unable to identify whether historic works to the property required and/or obtained any necessary planning or building control approval.
4. The history and associated images of the property were kindly provided by the vendors.
5. The sale of The Elms is to be included with the purchase of The Croft, however The Elms is registered under a separate Freehold Title. Please refer to the separate sales particulars for further information.
6. Please be advised that the visual boundary to the fore garden of The Elms does not reflect the legal ownership of the same as per the Land Registry Title Plan. Please refer to the Land Registry Title Plan to see the correct legal boundary for the property, which can be provided upon request via the agent.
7. The properties are subject to the grant of probate, which should arrive imminently.

Please be advised that this information has been provided to Godfrey-Payton by the vendor. Godfrey-Payton confirm that they have not checked the legal documentation to verify the status of the property or any information provided about the property, and therefore advise any interested party to confirm the same via their solicitor and/or surveyor.

Council Tax

Council Tax

Please be advised that the property is located under Warwick District Council and has an A tax band rating. Please note, the property has been paying Business Rates for The Croft and Touring Site.

EPC

The property has an EPC rating of: E

Services

Godfrey-Payton are informed by the vendor that all mains drainage, electricity, and water are connected to the property.

Tenure

Godfrey-Payton are advised that the property is Freehold.

General Information

The vendor has provided the information relating to the above. Godfrey-Payton has not checked the legal documentation to verify the status of the property, or the information provided by the vendor and would therefore advise any potential buyer to obtain verification via their solicitor/conveyancer.