

The Annexe, Long Meadow Farm Hob Lane, Burton Green, Warwickshire, CV8 1QP £950 Per Calendar Month

- One Bedroom Annexe In An Idyllic Location
- Allocated Parking Bay
- Generous Lounge/Dining Room
- Bathroom With Rainfall Shower
- Outside Patio Area
- Gas Central Heating & Secondary Glazing
- EPC Rating D - 65
- Kitchen With Integrated Appliances
- Utility Store Room
- Available Mid May 2024

Long Meadow Farm Hob Lane, Burton Green CV8 1QB

* Bathroom being re-decorated ahead of tenancy* A furnished one bedroom annexe to this beautiful farmhouse in this most idyllic location. Set within a courtyard this one bedroom annexe has a private entrance into the central hallway. The generous lounge has French doors onto the patio. There is a fitted kitchen with appliances, one bedroom and bathroom with a thermostatic shower over the bath. The property benefits gas central heating, secondary glazing and one parking bay. The property is approached through an electric five bar gate and along a sweeping driveway that is flanked with a natural pond. The drive opens into the stunning courtyard.

The property is ideal for somebody seeking a quiet life with wonderful countryside walks on your doorstep, whilst being only a short distance from Warwick University, Warwick Business Park and both Kenilworth & Coventry centres.

The property is available furnished from the middle of May 2024



Council Tax Band:



Entrance Hallway

With tiled flooring, radiator, chest of drawers, cupboard and doors off to:

Lounge/Dining Room

25'2" x 15'3"

With dual aspect windows and french doors to the rear. Tiled and oak flooring. Wall mounted gas fire and a radiator. Partial wood panelling to walls and exposed beams. The dining area has a table with five chairs and a corner cabinet whilst the lounge has two sofas, occasional tables and chairs.

Kitchen

7'0" x 8'2"

Fitted with shaker style units to wall and base. The base units have a roll topped worksurface and an inset single drainer sink unit with tiled splashbacks. Under counter fridge with ice box, built in oven and four ring gas hob. Window to the rear and a radiator.

Bedroom

13'9" x 8'4"

With oak flooring and a window to the side with a radiator beneath. Furniture includes a double bed, wardrobe, desk and bedside tables.

Bathroom

With tiled floor and splashbacks. The suite comprises a panelled bath with a rainfall thermostatic shower, close coupled wc and a pedestal wash hand basin. Frosted window to the rear and a radiator.

Allocated Parking

The apartment has one allocated parking bay as you enter the courtyard in front of the first garage.

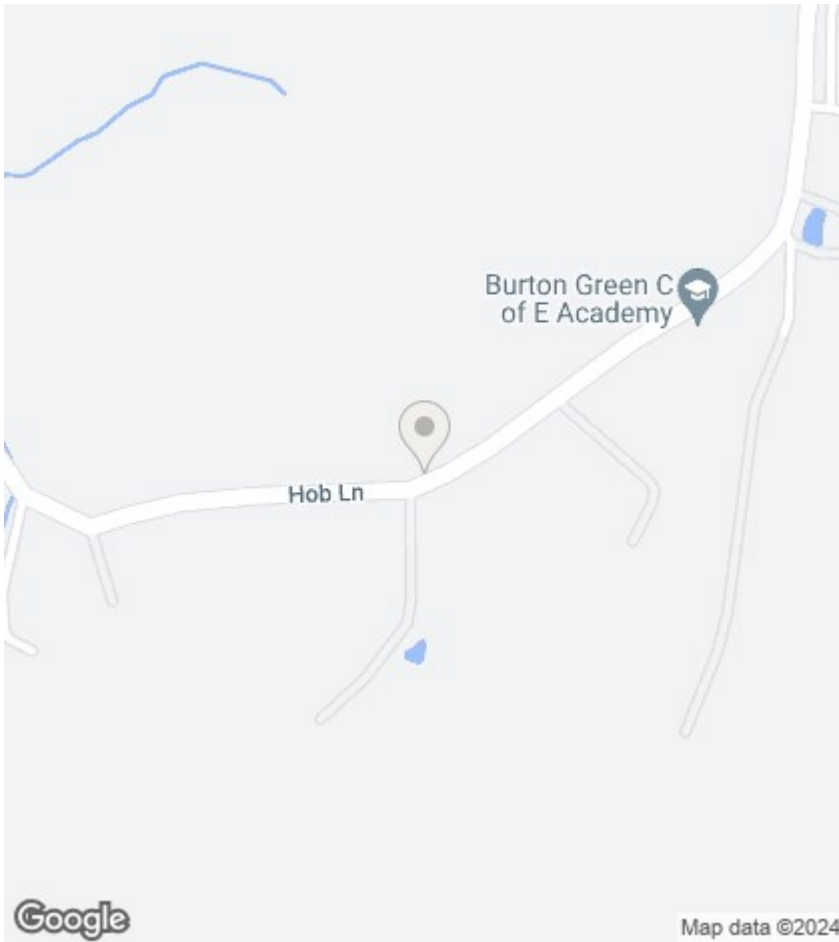
Outside Utility Store

6'9" x 12'6"

Housing a condensing boiler and automatic washing machine.

Rear Seating Area

Leading from the lounge french doors is a blue brick patio area.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

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

Ground Floor

Approx. 73.7 sq. metres

