



## Maple Lodge Old Budbrooke Road, Budbrooke, Warwick, CV35 8QE

Asking Price £1,000,000

- A Generous Four Bedroom Detached House With Barn
- American Barn With Four Stables, Tack Room & Hay Store
- Generous Plot And Gardens
- Fitted Dining Kitchen, Utility And Boot Room
- Offered With No Onward Chain
- Detached Self Contained Annexe
- EPC Rating C - 73
- Lounge, Entertainment Room And A Study
- Significant Driveway And Parking
- Warwick District Council Tax Band F



# Maple Lodge Old Budbrooke Road, Warwick CV35 8QE

A rare opportunity to purchase a substantial detached house with annexe and stabling. The property boasts versatile accommodation with four bedrooms(arranged over two floors), beautiful lounge with vaulted ceiling and a modern fitted breakfast kitchen. There is also an entertainment room, study, bathroom & utility. The ground floor benefits from underfloor heating and limestone floors to the living area.

The annexe has an open plan lounge/kitchen, a ground floor shower room and bedroom on the first floor. Both the main residence and annexe lead into the generous rear gardens.

Adjacent to the property is an American barn with four stables, tack room, store rooms and a hay store.

Additionally the property benefits from significant parking space. The property has gas central heating(partly underfloor) and double glazing throughout. Available with no onward chain.

Located in Old Budbrooke.



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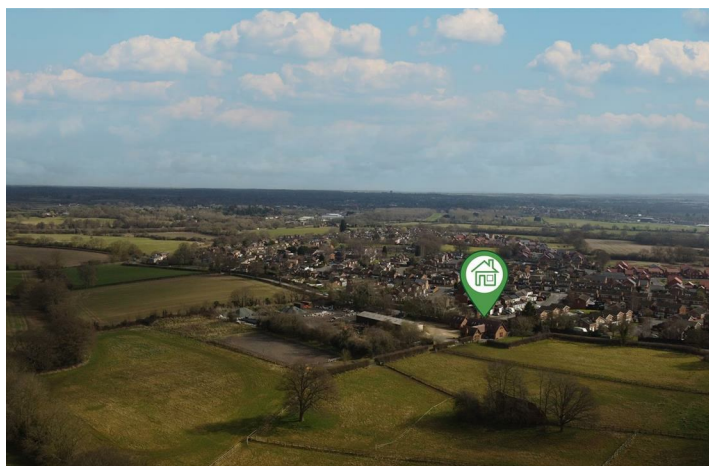


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C

Council Tax Band: F



## Budbrooke

Budbrooke, nestled just outside Warwick, is a charming and historic hamlet that offers a peaceful rural lifestyle while remaining conveniently close to modern amenities. This picturesque location boasts characterful period homes, scenic countryside views, and easy access to Warwick's vibrant town centre. With excellent transport links, including proximity to the A46 and M40, as well as Warwick Parkway station for direct trains to Birmingham and London, Old Budbrooke is an ideal spot for commuters seeking tranquillity. The area also benefits from nearby schools, green spaces, and local heritage, making it a desirable location for families and professionals alike

## Hallway

Stairs to the first floor landing with glass balustrade and hardwood doors off to

## Utility Room

Fitted with shaker style wall and base units. Countertop and an inset sink with mixer tap. Worcester boiler and a larder unit.

## Cloakroom

Close coupled wc and a pedestal wash hand basin.

## Boot Room

Units go wall and base. Franke sink unit and door and window to the rear.

## Quality Fitted Kitchen

Fitted with white high gloss handleless units. Quartz counters and a composite sink with mixer tap set beneath the window to the rear. Integrated dishwasher, twin oven and combination oven. Induction hob and extractor canopy with glass tiled splashbacks and a peninsula that opens to the dining area

## Dining Area

French doors and a window to the fore. Double doors into the lounge

## Lounge

This beautiful room has a vaulted ceiling, dual aspect windows, door to the rear and a brick fireplace with a wooden mantel and an electric coal effect wood burner.

## Ground Floor Bedroom

Laminate floor, built in wardrobe and chest of drawers. Twin windows to the rear and a door into the bathroom.

## Jack & Jill Bathroom

With a double walk in shower cubicle with a thermostatic shower, close coupled wc and a vanity wash hand basin. Tiled to full height and floor and a window to the rear.

## Office

Window to the rear.

## Ground Floor Suite

The lounge area has dual aspect windows and doors. A wet room with shower, close coupled wc and a pedestal wash hand basin. Stairs lead to the mezzanine bedroom area.

## Family/Entertainment Room

Laminate flooring, dual aspect windows and a projector with a surround sound system.

## Split Level Landing

## Bedroom

Vaulted ceilings with velux windows and a radiator.

## Bedroom

Velux windows to front and rear, radiator, wardrobe and a door into the en suite

## En Suite Bathroom

The four piece suite has a corner shower cubicle with a thermostatic shower, freestanding bath, close coupled wc and vanity wash hand basin. Heated towel rail, tiled splashbacks and a velux window

## Garden

The garden wraps around to the side and rear with privet and fenced boundaries

## Driveway

Set behind double gates there is parking for a number of vehicles with access provided to the stable block, house and annexe.

## Annexe

## Lounge/Kitchen

Laminate flooring and a night storage heater. The kitchen area has white high gloss units, sink unit, plumbing for an automatic washing machine and space for an upright fridge freezer. Door and window into the garden.

## Shower Room

Shower cubicle with an electric shower, close coupled wc and a vanity wash hand basin with medicine cabinet over.

## Bedroom

With triple velux windows and hanging.

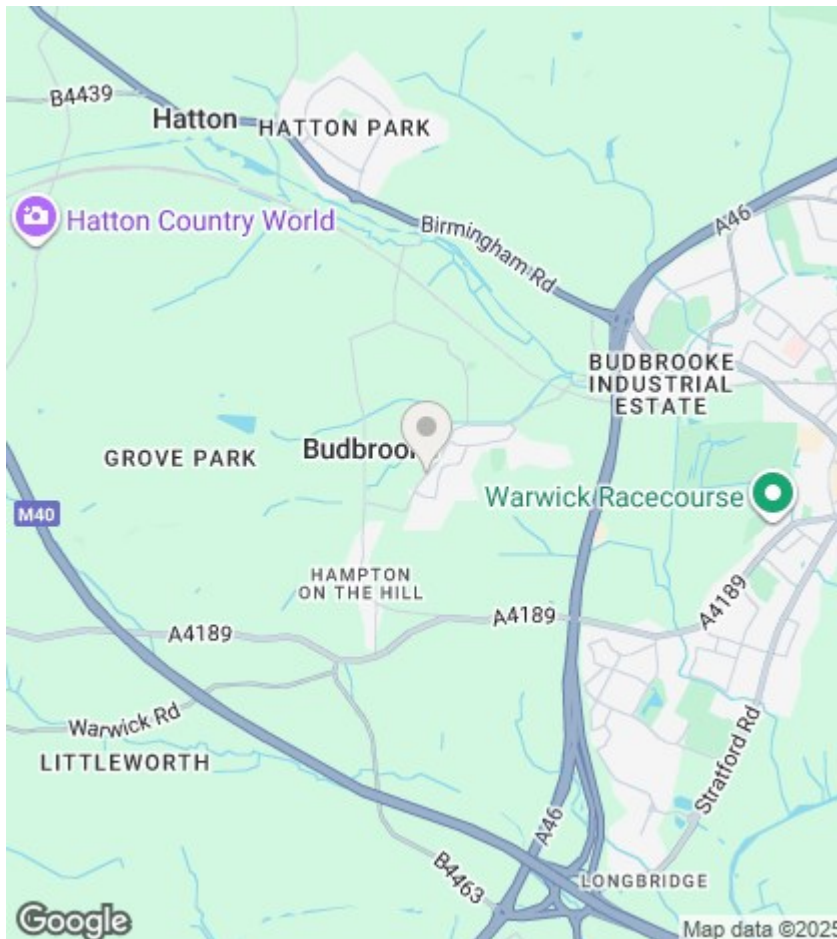
## Driveway

The substantial driveway provides parking for any number of vehicles and leads to the house, annexe and American barn.

## American Barn

The American barn has double door opening and currently has four stables, a tack room, hay store and store rooms.





## Directions

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



LOCATION  
Maple Lodge

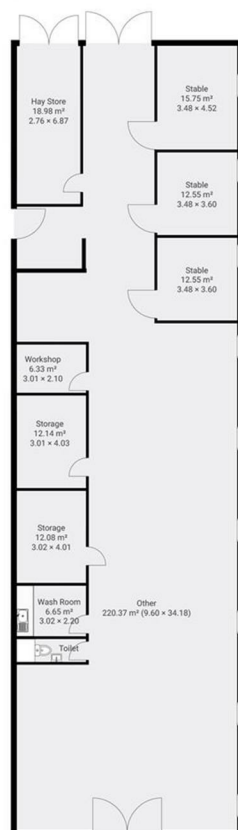
DETAILS  
Total area: 623.51 m<sup>2</sup>  
6711.4 sq.ft



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. ESTATIUM accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that ESTATIUM is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by ESTATIUM.

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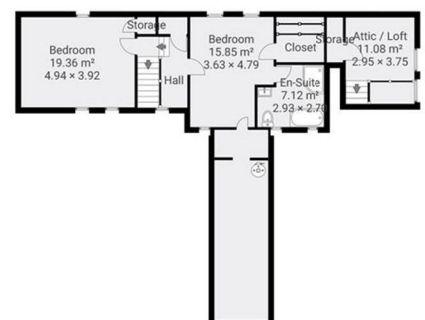
### ▼ Stables TOTAL AREA: 320.35 m<sup>2</sup>



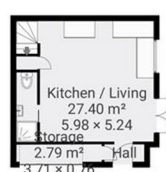
### ▼ Ground Floor TOTAL AREA: 159.84 m<sup>2</sup>



### ▼ 1st Floor TOTAL AREA: 86.47 m<sup>2</sup>



### ▼ Annex Ground TOTAL AREA: 34.71 m<sup>2</sup>



### ▼ Annex Upper TOTAL AREA: 22.13 m<sup>2</sup>

