



Chantry, 7 Leymere Close, Meriden CV7 7SB

£850,000

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## Key Features

Welcoming Reception Hall  
 Guest Cloakroom  
 Spacious Lounge / Dining Room  
 Study / Breakfast Room  
 Re-Fitted Kitchen / Garden Room  
 Five Bedrooms  
 En-Suite Bathroom / Family Bathroom

Annex Comprising: Reception Hall, Inner Hallway, Re-Fitted Guest Cloakroom and First Floor Living Room

Gas Central Heating / Double Glazing  
 Substantial Driveway Parking  
 Double Garage  
 Landscaped Gardens

7 Leymere Close is a stunning, five bedroomed, executive, detached family home, benefiting from additional annex accommodation, set in a delightful discrete cul-de-sac location in this popular Warwickshire village.

## Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Vendor's Comments

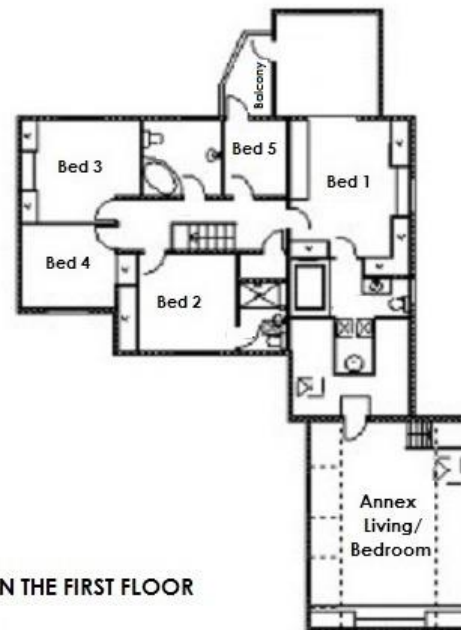
It's with a heavy heart that we put our home Chantry up for sale, but after many years of living in the area and bringing up our four children here it's time to move on...

It's a fantastic home in winter, the stunning inglenook fireplace makes for a very cosy lounge and then in summer it opens up from the garden room and double doors off the lounge for that in/out living.

It's a wonderful house for entertaining, it just swallows people, we have had many happy times celebrating family events and Christmas's here, and if like me you think where will I put the Christmas tree, there are many options I promise!!

An added feature of this house is the separate annexe, of course this can have a variety of uses, it has come in especially useful when our son came home from London, sleepover parties, movie nights... the list goes on... equally it could make for a perfect home office or a granny annexe!

Whoever buys this house will I am sure be very happy here, it's a wonderful home with lovely neighbours and will always have a special place in my heart!



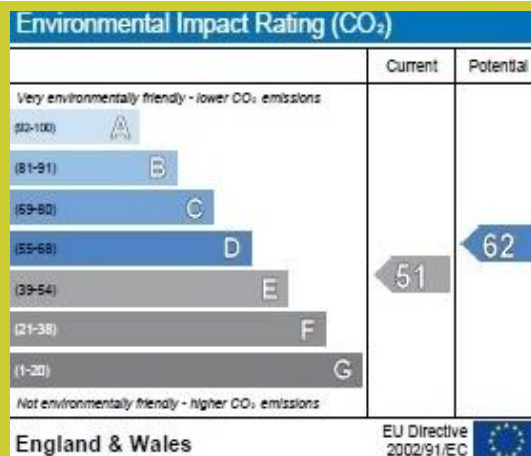
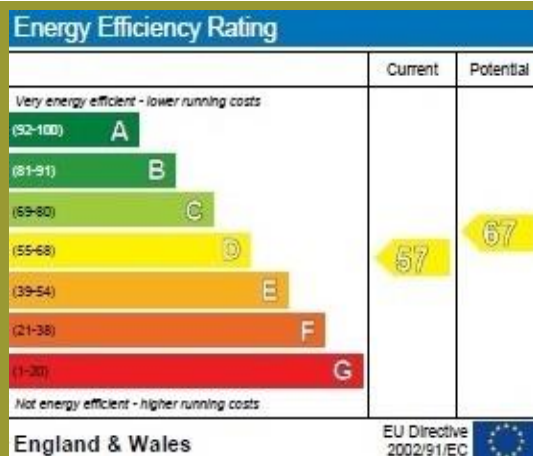
ON THE FIRST FLOOR



ON THE GROUND FLOOR

## Viewing Arrangements

Telephone: 01676 534040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

### ON THE GROUND FLOOR

Reception Hall	5.28m (17'3") max x 3.91m (12'8") max
Guest Cloakroom	2.00m (6'6") x 1.98m (6'5")
Lounge	6.98m (22'9") x 4.13m (13'5") max
Dining Room	5.33m (17'5") max x 3.63m (11'9") max
Study	2.59m (8'5") max x 2.25m (7'4") max
Garden Room	4.75m (15'6") max to bay x 3.54 (11'7")
Breakfast Room	3.93m (12'9") x 3.75m (12'3")
Re-Fitted Kitchen	6.81m (22'4") max x 4.82m (15'8") max (L-Shaped)
Utility	3.27m (10'7") x 1.58m (5'2")

### OUTSIDE

Double Garage	6.20m (20'4") x 4.58m (15'0")
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### ON THE FIRST FLOOR

#### Master Bedroom Suite Comprising:

Bedroom 1	3.88m (12'7") x 3.56m (11'7")
Dressing Room	4.44m (14'6") max x 3.94m (12'9") max
En-Suite/Wet Room	4.89m (16'0") max x 3.90m (12'8") max

Bedroom 2	3.86m (12'8") max x 3.55m (11'6")
En-Suite	2.38m (7'8") x 1.68m (5'5")
Bedroom 3	3.75m (12'3") max x 3.43 (11'3") max
Bedroom 4	3.20m (10'1") max x 3.43m (11'3")
Bedroom 5	2.61m (8'6") x 2.54m (8'3")
Bathroom	2.44m (8'0") x 2.43m (8'0")

#### Annex Comprising:

Reception Hall	3.25m (10'7") max x 2.44m (8'0") max
Inner Hallway	2.54m (8'3") x 0.90m (3'0")
Guest Cloakroom	1.99m (6'5") x 0.85m (2'8")
Living Room	7.01m (23'0") max x 4.08m (13'4") max







