



Cromwell House, Spencers Lane, Berkswell CV7 7BY £1,000,000

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Key Features

Reception Hall / Lounge
Dining Room / Study Area

Magnificent Open Plan Family Living Kitchen
Utility / Five Double Bedrooms

Further Second Floor Bedroom Accommodation

Two En-Suite Bathrooms / Family Bathroom

Gas Central Heating / Double Glazing

Triple Oak Framed Carriage Barn

Secure Gated Gravelled Driveway Parking

Substantial Gardens of Approximately 0.75 Acres
to the Front, Side and Rear

There is an outbuilding with great potential for
development for further living accommodation
(subject to Planning Permission and Building
Regulations).

Cromwell House is a truly sensational,
thoughtfully and extensively refurbished,
detached, five bedroom, family country home,
conveniently situated in the highly desirable
Parish of Berkswell. This fine family home truly
requires an internal inspection to fully appreciate
the successful blend of traditional and
contemporary family living space on offer.

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

We purchased what was "Fir Tree Cottage", a
charming but very tired cottage 7 years ago
with a vision to create a beautiful period
property whilst incorporating all the modern
conveniences required for today's family living.

It took over 5 years to complete the
transformation that makes "Cromwell House" the
property it is today. Using only local tradesmen
and the very best locally sourced materials
available, including bespoke handmade oak
windows and doors, we feel we have exceeded
our ambitions to create a most comfortable,
homely family residence.

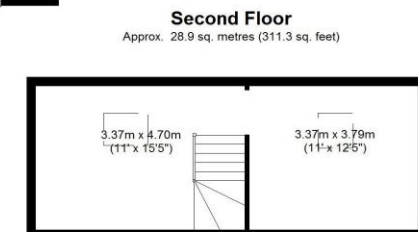
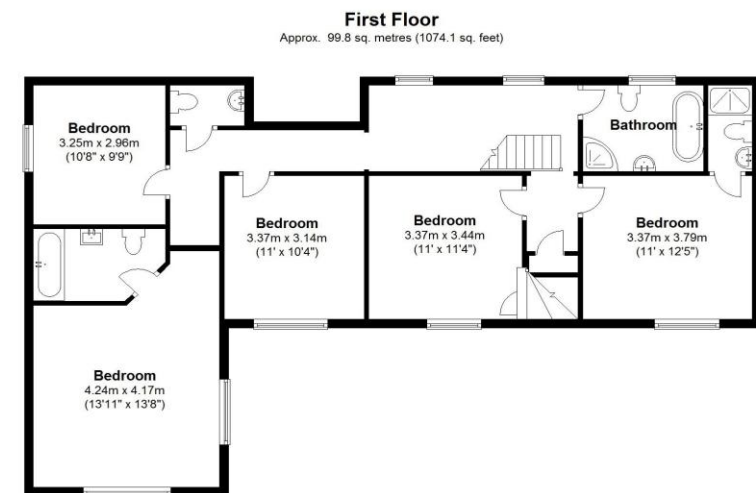
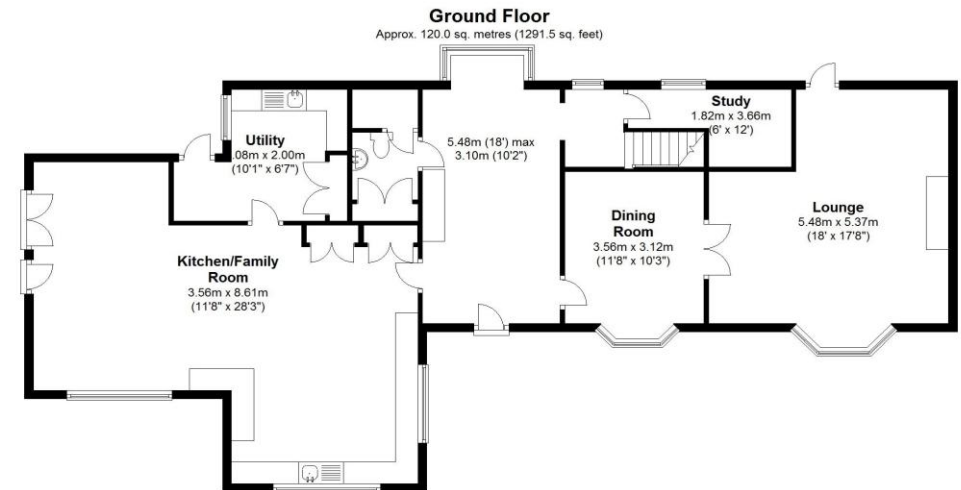
For the time we have spent here with our 2
children, we have enjoyed the benefits of living
in the countryside, whilst remaining close to both
the excellent schooling and local village
amenities, clearly the best of both worlds.

Why therefore would we now look to sell? We
have another ambition..... to have our very
own seaside holiday property in Salcombe,
Devon where with our boat we spend many
happy weeks each year. We intend to achieve
our ultimate dream by selling "Cromwell House"
and buying a smaller property in the village and
also our seaside holiday property in Salcombe.

We have no doubts that the new owners will
have many years of happiness in our
home.....Enjoy!

Viewing Arrangements

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



Total area: approx. 248.7 sq. metres (2676.9 sq. feet)

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.

Energy Efficiency Rating

