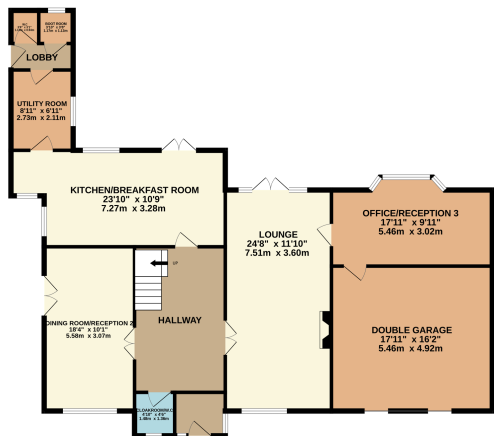
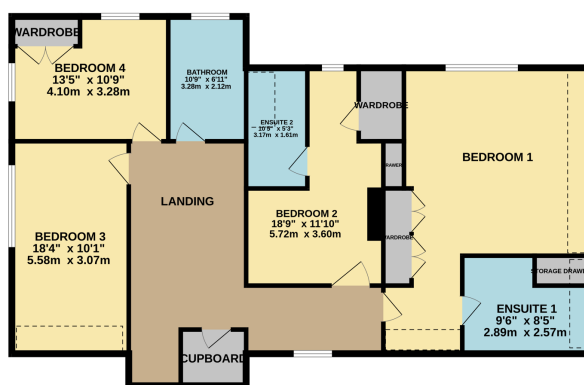




GROUND FLOOR  
1478 sq.ft. (137.3 sq.m.) approx.



1ST FLOOR  
1340 sq.ft. (124.5 sq.m.) approx.







Guild House estate agents are proud to present Elmwood House to the market. A beautifully appointed detached village property set in 3/4 of an acre, boasting spectacular views over open Warwickshire countryside. Throughout this four bedroom detached home, the owners attention to detail over the past 40 years is clear to see in every part of this much loved property...both inside and out. When you walk through the front door into the hallway you instantly get the 'feeling' that we all search for in our forever family home!

In brief the accommodation comprises: contemporary oak and glass porch, impressive hallway, refitted cloakroom/W.C, three generous reception rooms, small boot room, 'gardener's w.c', utility and kitchen breakfast room. To the first floor there are four double bedrooms, two boasting en suite shower rooms and a refitted modern family bathroom.

Externally the expansive south facing gardens are full of mature fruit trees, shrubs, a summer house, greenhouse and vegetable garden. A flagstone paved patio spans the full width of the property giving ample space for outdoor entertaining and enjoying the open countryside views. To the front of the property there are further gardens, 'in and out' driveway and access to the integral double garage. All fully enclosed by an electric entrance gate.

Elmwood House must be viewed to fully appreciate this much loved home.







- EASENHALL VILLAGE
- GENEROUS PLOT OF APPROX 3/4 ACRE
- POTENTIAL TO EXTEND FURTHER
- THREE GENEROUS RECEPTION ROOMS
- EXTENDED DETACHED FAMILY HOME
- SOUTH FACING GARDEN
- FOUR DOUBLE BEDROOMS
- DOUBLE GARAGE & DRIVEWAY FOR AT LEAST 6 CARS
- REFITTED FAMILY BATHROOM AND 2 REFITTED EN SUITES
- LARGE KITCHEN/BREAKFAST ROOM
- UNOBSTRUCTED VIEWS OVER COUNTRYSIDE
- UTILITY/BOOT ROOM/W.C
- EPC TBC



Easenhall is a pretty Warwickshire village well situated for easy accessibility to Rugby, Lutterworth and Coventry. There are plenty amenities and well regarded schooling in nearby villages as well as being ideal for commuters wanting to be close to all major road networks. Rugby train station is just a 15 minute drive where there is a regular 53 minute service into London Euston.



