

Main Street, Easenhall , CV23 0JA



**GUILD HOUSE**  
Estate Agents







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 timber and glass porch, fabulous fully panelled hallway, cloakroom/W.C, reception room 2/dining room, generously proportioned dual aspect lounge with bespoke feature open fireplace, reception room 3, currently used as an office with beautiful bay window boasting views over the garden. Completing the ground floor is breakfast kitchen, utility, boot room and 'gardener's W.C'. To the first floor a spacious landing leads off all of the generous sized double bedrooms, three of them boasting built in storage and two benefiting from refitted en suite shower rooms. The family bathroom has also been refitted with a modern suite and separate shower enclosure.

Externally the fabulous south facing garden offers views that seem to go on forever! An exceptional garden fully enclosed by mature hedgerows and fully stocked with fruit trees and mature shrubs. There's a perfectly placed summer house, greenhouse, vegetable garden and even the chickens have their own garden. The front of the property doesn't disappoint either, with a double garage with electric doors, 'in and out' driveway for at least 6 vehicles and a remote control entrance gate.

It simply has to be viewed to be fully appreciated!





- EASENHALL VILLAGE
- GENEROUS PLOT OF APPROX 3/4 ACRE
- THREE GENEROUS RECEPTION ROOMS
- EXTENDED DETACHED FAMILY HOME
- SOUTH FACING GARDEN
- POTENTIAL TO EXTEND FURTHER
- 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













Easehall is a small and very attractive Warwickshire village ideally situated about 3 miles from Rugby and 8 miles from the market town of Lutterworth. With neighbouring villages such as Brinklow there are plenty of amenities close by, including a GP surgery, post office, convenience store and numerous eateries. Primary schooling is available at the very well-regarded Revel School as well as Riverside primary in Newbold on Avon. There is a good selection of excellent secondary schooling in Rugby and Lutterworth, including Rugby High School, Lawrence Sheriff School, Princethorpe College and the prestigious Rugby School, Lutterworth High School and Lutterworth College, both of which are highly regarded. The property is also well positioned for the commuter with easy access to the motorway network (M1, M6, M69 M42, A5 ) and excellent rail links from Rugby station, including a regular high-speed service to London Euston taking approximately 50 minutes.

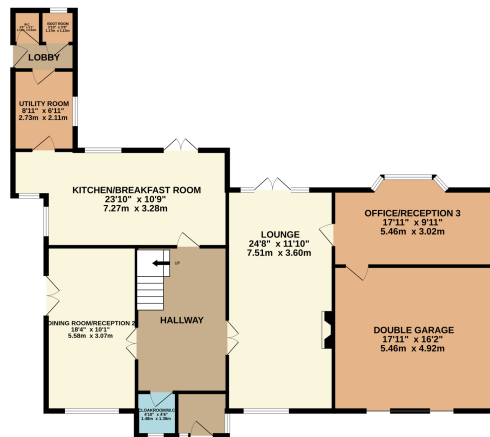




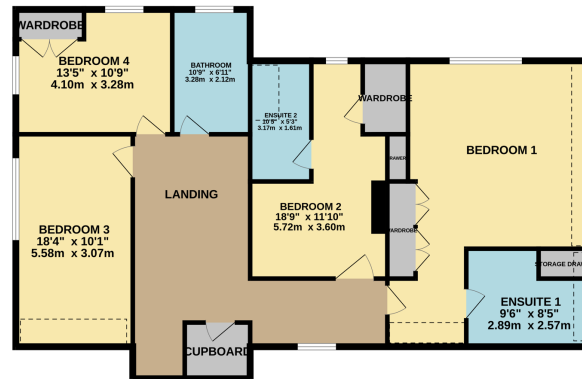




GROUND FLOOR  
1478 sq.ft. (137.3 sq.m.) approx.



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



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.