



# Meadow Cottage Benton Green Lane Berkswell CV7 7AX

for sale offers over  
**£1,100,000**



## Property Description

A beautiful executive style country residence with self-contained detached annex/ guest house situated in an idyllic semi-rural location in the village of Berkswell with its local church, outstanding primary school, pub and village store. Comprising of four reception rooms, including lounge with open fire, five double bedrooms, three bathrooms, driveway for approximately 10-12 cars, set within half and acre of beautiful gardens surrounded by open countryside views. NO UPWARD CHAIN

## Approach

Open canopy porch leads to front door, in turn leading through to:

## Reception Hallway

With wood effect flooring, staircase rising to galleried first floor landing, under stairs storage cupboard.

## Guest Cloakroom

Fitted with a suite comprising of low level WC, wash hand basin with mixer tap fitted into vanity unit, wall mounted cosmetics cabinet, window to the side.

## Lounge

19' x 15' 3" ( 5.79m x 4.65m )

A fabulous room with views from every window, having windows to the front and side, patio doors to the rear with views over fields, open feature fireplace with oak mantle, tiled hearth, ceiling down-lighters.

## Dining Room

12' 7" x 10' 6" Maximum ( 3.84m x 3.20m Maximum )

Double doors leading in from the hallway, two large windows to the rear overlooking garden, feature mood lighting.

## Study

9' 2" x 8' 9" ( 2.79m x 2.67m )

Window to the front and, storage cupboard.

## Family Room

12' 4" x 10' 6" Maximum ( 3.76m x 3.20m Maximum )

Wood effect flooring, patio doors to the rear with views over garden and countryside.

## Kitchen

13' 8" x 12' 5" ( 4.17m x 3.78m )

Fitted with a range of base units having complimentary composite work surfaces, sink and drainer unit with mixer tap, appliances to include five ring Smeg gas hob with matching cooker hood above and electric oven and grill beneath, dishwasher, space for fridge freezer and display shelving, further wall mounted shelving, window to the front and side, wood effect flooring, door through:

## Utility

7' 1" x 6' 8" ( 2.16m x 2.03m )

Fitted with base and wall mounted units, fridge and freezer, wall mounted boiler concealed in cupboard, sink and drainer with mixer tap, space and plumbing for automatic washing machine, door to the side and further door to the side leading to garden.

## First Floor Gallery Landing

Stairs rising from the hallway, loft hatch giving access to roof space, built in storage cupboard, window to the front.

## Master Bedroom

13' 3" x 13' ( 4.04m x 3.96m )

Juliet balcony to the rear with fabulous views, window to the side, built in wardrobes providing hanging and shelving space, dressing table and drawer unit, door through to:

## Wet Room

Walk in shower, low level WC, wash hand basin with mixer tap fitted into vanity unit, porcelanosa tiling, underfloor heating, window to the side.

## Bedroom Two

10' 7" x 9' 8" ( 3.23m x 2.95m )

Window to the rear with views over garden, single wardrobe providing hanging and shelving space.

## En-Suite

Shower with mains shower fitted, low level WC, wash hand basin with mixer tap.

## Bedroom Three

12' 10" maximum x 10' 1" ( 3.91m maximum x 3.07m )

Window to the rear over looking garden, single wardrobe providing hanging and shelving space.

## Bedroom Four

12' x 8' 9" ( 3.66m x 2.67m )

With hanging and shelving space, window to the front.

## Bedroom Five

12' 7" x 10' 6" ( 3.84m x 3.20m )

Dual aspect windows to the front and side.

## Family Bathroom

Fitted with a white suite comprising of bath with mixer tap, walk-in shower cubicle with mains shower fitted, low level WC, wash hand basin with mixer tap fitted into vanity unit, obscure glazed window to the rear.

## Detached Annexe

Door leading through to:

## Entrance Hall

Staircase rising to first floor, under stairs storage cupboard, door through to:

## Living / Dining / Kitchen

12' 7" x 10' 6" ( 3.84m x 3.20m )

Lovely light and airy living/dining/kitchen, recently refurbished, having contemporary white gloss fronted kitchen with complementary work surfaces, sink and drainer with mixer tap, a range of appliances to include Smeg four ring induction hob with cooker hood above, double oven and grill, space and plumbing for automatic washing machine, side by side larder fridge and freezer, dishwasher, large central island with breakfast bar, seating area with ample space for corner sofa, recently installed central heating boiler concealed in cupboard, wood effect flooring, two windows to the front, patio doors with electric blinds leading to composite decking area with fabulous view over open fields to the rear.

## Ground Floor Shower Room

Having walk-in shower cubicle with twin head mains shower fitted, low level WC, wash hand basin with mixer tap fitted into vanity unit, obscure glazed window to the front.

## Bedroom

17' 8" x 9' 8" ( 5.38m x 2.95m )

Velux windows into eaves, door through to storage cupboard

## Garden

Situated in approximately half an acre with beautiful mature trees, shrubs and borders, large patio area, gated side access with large storage shed, composite decking area with feature lighting, parking for several vehicles.





**Annex Ground Floor**



**Annex First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: C**

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Tenure: Freehold



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