



## BLACKSMITHS LANE

SOUTHAM, CV47 2WG

GUIDE PRICE £650,000  
FREEHOLD

Set in the heart of the desirable village of Northend, is this charming and beautifully presented three-bedroom period cottage. This picturesque home has been tastefully extended throughout and is adorned with character features offering rural living at its finest.

# BLACKSMITHS LANE

- 3 Bedroom Cottage • Character Features • 2 Reception Rooms • Village Location • Off Road Parking • Beautifully Presented • Enclosed and Private Garden • Bespoke Kitchen • En Suite To Main • Downstairs Office



You are welcomed into the home through the front sitting room, that leads to all other rooms within the house. This generously sized room is complete with character features, including a stone-built inglenook fireplace and exposed timber beams making it the perfect spot to relax of an evening.

Leading on from the sitting room is the versatile and conveniently located home office, which leads through to the downstairs shower room and utility space.

The family room is located between the sitting room and the kitchen and is again complete with character features including a stone-built fireplace. This bright and airy space has a genuinely homely feel and offers the perfect spot for relaxing with the family.

The kitchen and breakfast room features bespoke handle-less wall and base units with an electric AGA range cooker and cooking island with inset dual ovens, induction hob and built in extractor. This beautiful space benefits from a vaulted ceiling and is inclusive of skylights that drench the room in natural light. Further to this, timber framed French doors lead to the garden offering the perfect spot for entertaining guests.

Leading upstairs, the first floor briefly comprises of three double bedrooms, a family shower room and an en-suite bathroom.

The main bedroom is a generously sized double room with dual aspect windows, that provide a light and airy space. This room has fitted wardrobes and a charming en suite bathroom that's complete with slipper bath, wash hand basin, w/c and mosaic floor tiles.

Bedrooms two and three are both generously sized double rooms with space for freestanding wardrobes. Both rooms

offer character features including exposed timber beams and brickwork with bedroom three offering dual aspect windows.

The family shower room is partially tiled and complete with heated towel rail, washbasin and w/c.

Leading outside is the enclosed and low maintenance garden that provides the perfect space for entertaining and alfresco dining.

This property also benefits from a gated driveway, with off road parking and oil central heating.

Tenure: Freehold

Local Authority: Stratford on Avon District Council

Council Tax Band: E

EPC Rating: E

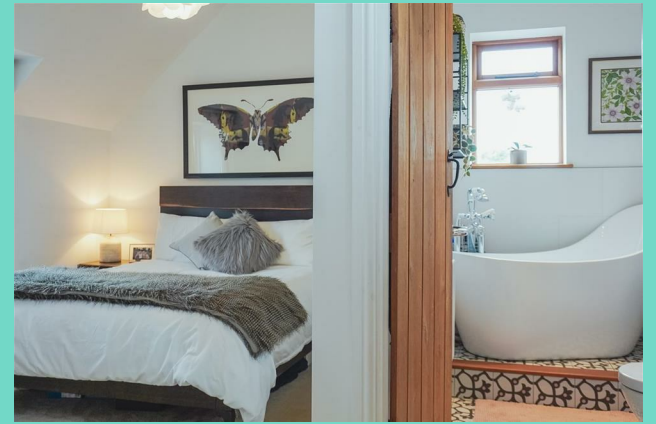
## Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and we will be happy to confirm with the vendors. It is recommended that all the information provided is verified by an independent conveyancer. Photography is a representation of the property for visual purposes only.

Viewing - Strictly by appointment only with the appointed agents Inside Homes.



## BLACKSMITHS LANE





**First Floor**  
Approx. 51.9 sq. metres (558.7 sq. feet)



**Total area: approx. 137.8 sq. metres (1483.8 sq. feet)**  
For illustrative purposes only, not to scale. The position and size of doors, windows appliances and other features are approximate only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>70</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Head Office Sales  
76 Coventry Street  
Southam  
Warwickshire  
CV47 0EA

01926 81 82 88  
support@insidehomeslimited.co.uk  
www.insidehomeslimited.co.uk