



23 Main Street,
Higham on the Hill
, CV13 6AE





£275,000

GENERAL

A cottage of considerable character in a delightful village location, which has been improved over the years with considerable style. To the ground floor, there is a spectacular sitting room which rises through the full height of the cottage, with a mezzanine bedroom above, a good sized dining kitchen, utility and cloakroom. To the first floor there are three bedrooms (inc. the mezzanine bedroom with en-suite shower room), two further bedrooms and bathroom. Outside, there is a pretty cottage garden, summer house and off street parking.



LOCATION

Higham on the Hill is a popular rural village boasting an historic church and primary school. The village is extremely accessible being approximately four miles from the M69 and nine miles from the M42. Nuneaton train station is within easy access making it commutable to London, Birmingham, Leicester and Coventry.

THE COTTAGE

The cottage is arranged over two floors as follows. There is a door opening into the dining kitchen and front door opening into the sitting room.

DINING KITCHEN

20'1" x 7'5"

A really good sized dining kitchen. The kitchen area is fitted with a comprehensive range of oak fronted base and wall cabinets with inset sink and drainer unit. Integrated appliances include a five ring gas hob with extractor over a single oven and a fridge/freezer. There is also plumbing for a dishwasher and an understairs storage cupboard. Central heating radiator and door to garden.

SITTING ROOM

18'10" x 13'3"

A magnificent room with beams to ceiling, the principal feature of which is the inglenook with fireplace and cupboards to either side. The sitting room is overlooked by the mezzanine bedroom. Central heating radiators.

UTILITY ROOM

6' x 5'7"

With tiled finish to floor, sink unit, central heating radiator and door to cloakroom.

CLOAKROOM

With a low flush lavatory, wash hand basin and sky light.

ON THE FIRST FLOOR

Stairs rise from the sitting room to the landing. Opening off the landing are the bedrooms.

MASTER BEDROOM

13'3" x 9'9"

The master bedroom directly overlooks the sitting room but could easily be enclosed. Central heating radiator.

EN-SUITE

With shower enclosure.

BEDROOM TWO

10'7" x 9'8"

A lovely double bedroom. There is a raised area over the stairs (first measurement reduces to 7'5"). Central heating radiator.

BEDROOM THREE

8' x 4'7"

The perfect home office with fitted knee hole desk with shelving. Central heating radiator.

BATHROOM

White suite comprising panel enclosed bath, pedestal wash hand basin, low flush lavatory and tiling to splashback areas. Central heating radiator.

OUTSIDE

There is off street parking for one vehicle. Gated access into the garden.

THE GARDEN

There is a pretty cottage garden which is extremely private with mature boundary hedges. There are heavily stocked flower and herbaceous borders, a lawn and various areas for outdoor dining. It should be noted that the summer house is included in the sale.

COUNCIL TAX

Hinckley & Bosworth D.C. Tax Band B.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



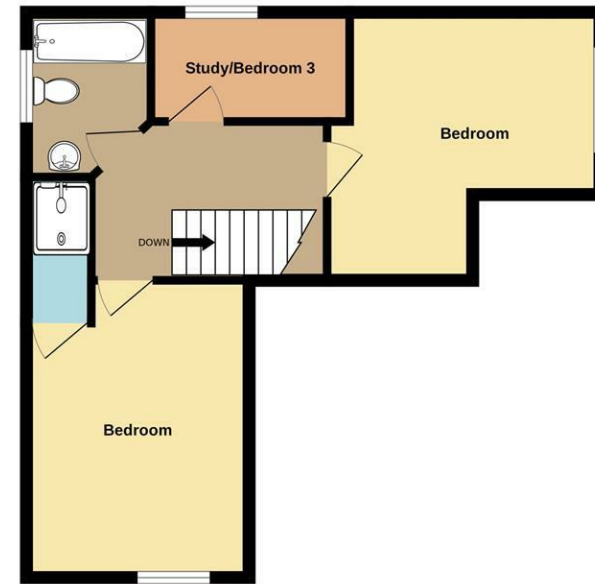




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS

Sales: **0116 2796543**

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