



68 Main Street,
Higham on the Hill,
CV13 6AH.



£297,500

GENERAL

Nestled in the sought after village of Higham-On-The-Hill, this grade II listed cottage has been restored and renovated by its current owners. The cottage beautifully blends period character with modern comfort, there are exposed timber beams throughout. The accommodation briefly includes on the ground floor an entrance hall, sitting room, dining kitchen and utility /cloakroom. On the first floor, there are three bedrooms and a family bathroom. There is on street parking available and a good size rear garden.

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 HOUSE

The accommodation is arranged over two floors as follows, front door opens into the entrance hall.

ENTRANCE HALL

With tiled floor and entrance matting, coat hooks, understairs storage and doors off to the living accommodation.

DINING KITCHEN

Overlooking the garden. The kitchen is fitted with a range of grey wall and base units with solid oak worktops over, ceramic inset sink and mixer tap. Integrated appliances include a single oven, electric hob with extractor over, fridge / freezer and slimline dishwasher. There are tiles to the floor, window to the front, central heating radiator and French doors to the garden.

SITTING ROOM

A lovely room with windows to the front and rear, there are exposed beams and fireplace which could house a wood burning stove (subject to correct installation).

UTILITY ROOM / CLOAKROOM

A useful room, fitted with base units and walnut working top over and inset sink. There is a low level lavatory, central heating radiator and window to the rear.

STAIRS TO THE FIRST FLOOR

Stairs rise from the entrance hall to the first floor.

FIRST FLOOR LANDING

With doors off to the bedrooms and bathroom.

BEDROOM ONE

With window to the front and rear + Velux window. Fitted bespoke wardrobe space and built in dressing table. Central heating radiator.

BEDROOM TWO

With window to the side and rear and central heating radiator.

BEDROOM THREE

With window to the front and central heating radiator.

BATHROOM

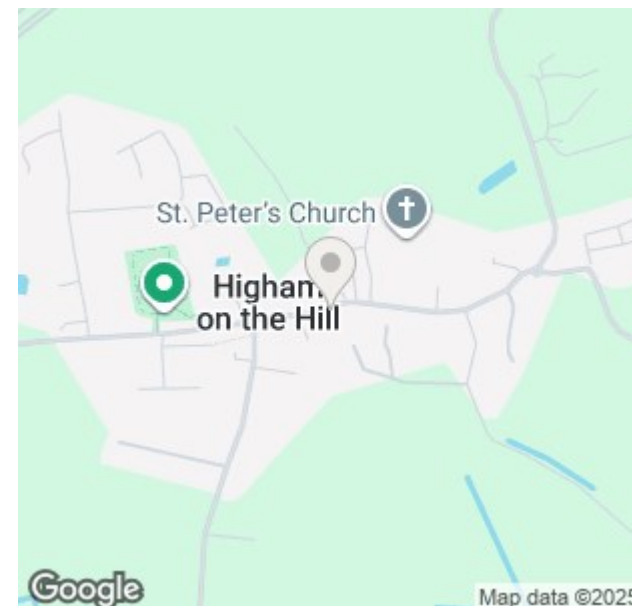
A luxurious bathroom with suite comprising panelled bath with shower over and glass screen, low level lavatory and wash hand basin set on top of a vanity unit. There is a Velux window and black heated towel rail.

THE GARDEN

The rear garden is a lovely space which has a lawned area and the rest is stoned. It has two useful brick built outbuildings perfect for storage. The garden has access from the kitchen via steps and also side gated access to the front. The cottage has on street parking.

COUNCIL TAX

Hinckley & Bosworth - Band C



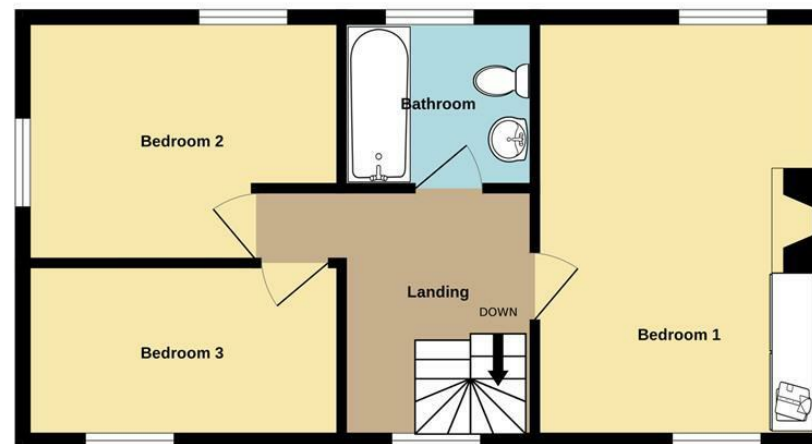




Ground Floor



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.
Made with Metropix ©2025



Important Notice: Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS

Sales: **0116 2796543**

foxcountryproperties.co.uk