



Connells

The Old Cottage Bascote
Southam Warwickshire

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Southam Warwickshire CV47 2DU

for sale offers over
£375,000



Property Description

Connells are delighted to bring to market this exceptional DETACHED TWO/THREE BEDROOM COTTAGE situated in the idyllic hamlet of Bascote. The property briefly comprises of a driveway with off-street parking, entrance hall, lounge, kitchen and conservatory, two/ three bedrooms, en-suite to the master, bathroom and enclosed courtyard garden.

The hamlet of Bascote is situated approximately 2.5 miles from the nearby market town of Southam, which offers a useful range of day-to-day amenities including the highly regarded Southam College. Other local facilities can also be found in the nearby villages of Harbury and Long Itchington with Leamington Spa being positioned around 6 miles away. Bascote itself comprises a small number of distinctive individual homes which, despite their semi-rural location, are ideally placed for local road links including access to the M40 motorway, commuter rail links to London and Birmingham and the Jaguar Land Rover and Aston Martin installations at Gaydon.

Approach

At the front of the property double gates give access into the front block paved driveway which leads up to the covered porch area and continues round to the side of the property to the side access gate.

This space is enhanced by the cast iron water pump, which is original to the property. Opposite are lovely open countryside views.

Entrance

The solid wood front entrance door has an inset observation panel and gives access into the entrance hall. With ceramic tiled floor, two double glazed windows to side elevation, inset ceiling spot lights and exposed wall timbers.

Bedroom Two

11' 9" x 8' 4" (3.58m x 2.54m)

Double glazed window to the side elevation with period beam over and vaulted ceiling, radiator, carpet to floor, light point to ceiling and built-in single door wardrobe.

Bathroom

Recently refitted with luxury freestanding slipper bath, low level flush W/C with hidden system, wall mounted wash hand basin, part tiled walls, obscure double glazed window to front elevation, a radiator, exposed wall and ceiling timbers, ceramic tiled floor and inset spotlights.

Lounge

21' 9" into recess x 11' 2" (6.63m into recess x 3.40m)

The living room is the epitome of a character cottage with a wealth of exposed wall timbers, ceiling beams and a central timber strut, a large inglenook style fireplace with flagstone hearth, timber mantle and housing a multi fuel burner.

Oak flooring throughout and oak staircase to first floor. There are two radiators, two double glazed windows to side elevation.

Bedroom Three/study

10' 2" x 7' 5" (3.10m x 2.26m)

With double glazed window to side elevation, exposed painted wall timbers and a radiator

Bedroom One

19' 1" x 11' 5" into recess (5.82m x 3.48m into recess)

Double glazed window to the rear elevation with exposed ceiling beams. Fitted wardrobes with carpeted floor, towel radiator, access to loft space.

En-Suite

Double glazed window to the front elevation. Fitted suite with shower cubicle, low level WC, hand wash basin, part tiled walls and tiled flooring and a radiator.

Kitchen

11' 3" x 7' 4" (3.43m x 2.24m)

With a range of wall and base units, integrated electric hob set in work surface, electric oven below and extractor hood over, one and a half bowl sink set into work surface with tile back splash, space for a fridge freezer, Worcester boiler is also housed in here, light point to ceiling and tiled flooring which continues into...

Conservatory

11' 7" x 6' 10" (3.53m x 2.08m)

Being open to the kitchen, this area makes a lovely breakfast room. Recently refurbished with UPVC units, double patio doors give access outside with windows to rear elevation, two radiators and a wall mounted light point.

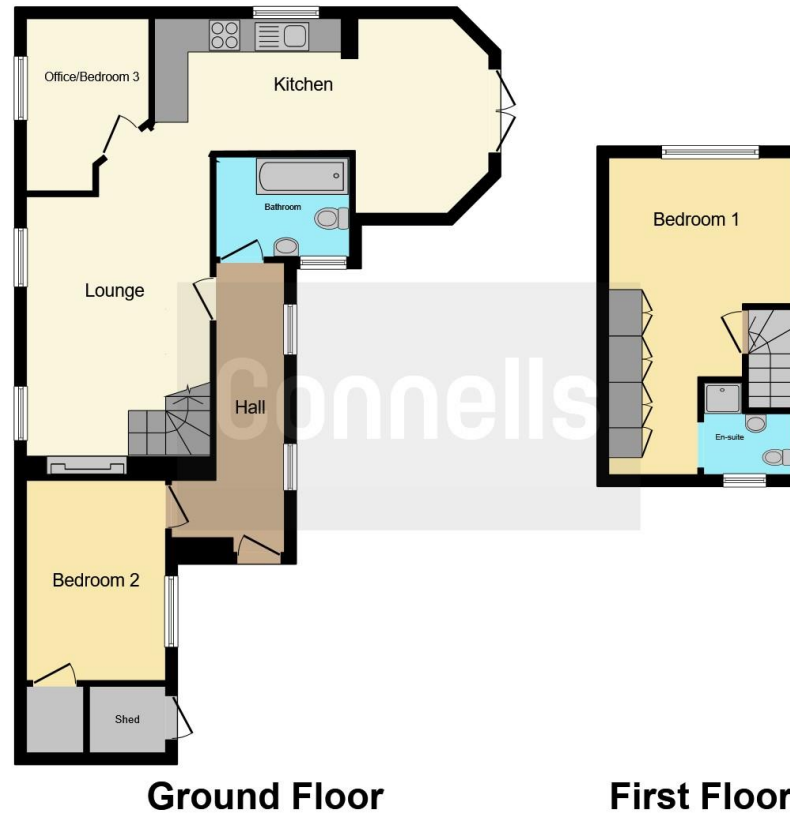
Courtyard Garden

With fencing to all sides and enjoying raised brick border to one side. This enclosed and private space enjoys the sun much of the day. There is a gate which gives access out to a path which leads round to the front and a useful enclosed area housing the liquid propane gas cylinders which supply the central heating.









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.

To view this property please contact Connells on

T 01926 815500
E southam@connells.co.uk

84 Coventry Street
 SOUTHAM CV47 0EA

EPC Rating: F

view this property online connells.co.uk/Property/STH104388

Tenure: Freehold



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