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SALES & LETTINGS

**Garden Rose Cottage, Mousley End,
Hatton, CV35 7JE**

Garden Rose Cottage, is an attractive Grade II listed three bedroom home dating back to the 16th Century, and is located in the pretty hamlet of Mousley End. It has been sympathetically modernised, retaining a delightful rustic charm throughout, and sits within beautifully landscaped gardens.



Garden Rose Cottage is a characterful home with original features throughout, and has been stylishly decorated to provide a home with a feeling of space and tranquillity . The entrance with large glass doors, floods the inner lobby with natural light, and has a useful utility room. From the hallway you enter into the stunning open plan dining kitchen, which also benefits from doors directly out to the courtyard garden. The kitchen has a simple contemporary feel, with beams to the ceiling and plenty of room for a dining table. It is a lovely and light space, and the courtyard in warmer months naturally becomes an extension of the kitchen. There is a large pantry providing additional storage space.





The kitchen is open plan to the inner hallway with guest cloakroom, stairs to the first floor, and access to the lounge. The lounge is a dual aspect and light and spacious with plenty of space to relax or entertain, and the log burner provides a cosy setting in winter. Open plan to the lounge is the snug, a delightful space with feature fireplace, making the perfect study, snug or playroom.





To the first floor the large principal bedroom has a vaulted ceiling with additional sky lights making this an impressive calm space. There is plenty of space for a sofa or armchair, the perfect spot for reading. There is a further double bedroom with feature fireplace, and a single bedroom, again both with original beams. The large modern family bathroom benefits from both a bath and double shower, again complementing the age of the property.

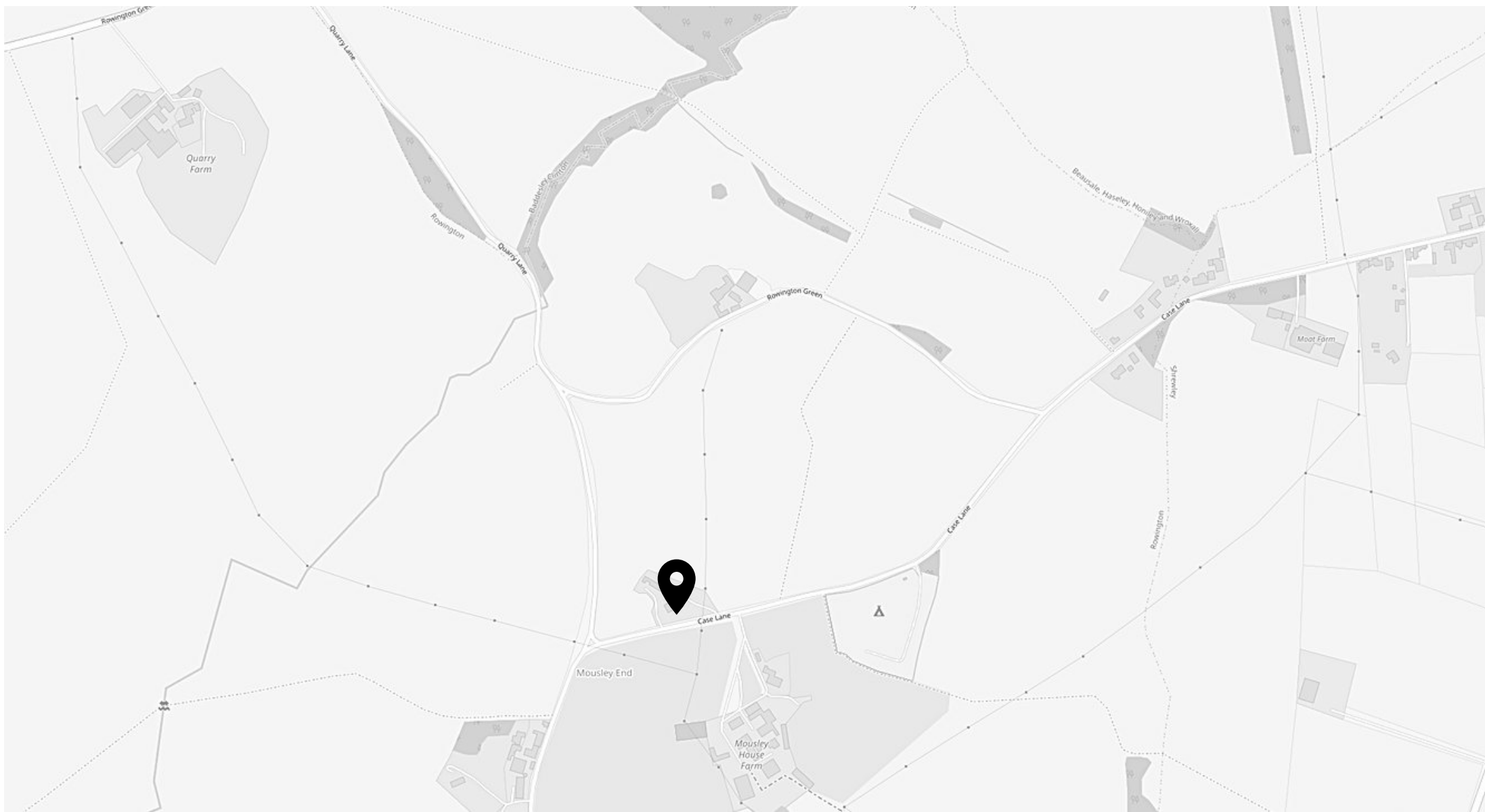




The cottage is approached via a large private gated driveway, and is set within an 0.44 acre plot, including landscaped gardens. To either side of the drive is a lawned area, and the drive ends in a large area for parking multiple vehicles. The courtyard garden can be accessed via the kitchen the perfect space for alfresco dining. There are planted beds providing shelter, and then steps lead up to a further seating area, perfect to sit and enjoy the views, or entertain late into the evening. There is a further terrace with vegetable patch ideal for those wishing to grow vegetables. The cottage is surrounded by idyllic countryside views, providing the perfect setting for a family home.







LOCATION

Mousley End is a charming little hamlet in the heart of the Warwickshire countryside. Situated close to the nearby villages of Rowington and Lapworth, it is minutes away from the larger towns of Leamington Spa and Warwick which offer a range of facilities to include supermarkets, quaint coffee shops, retail outlets and much, much more. The well known Case is Altered public house is near the Five Ways roundabout and is a must if you love the ambiance of a classic unspoilt pub, but just don't use your mobile phone as they are banned! Fast links to London Marylebone are available at Warwick Parkway with the M40 and Birmingham International Airport close by.

FEATURES

- Charming Semi-Detached Grade II Listed Cottage
- Set In 0.44 Acre Plot
- Beautifully Modernised Retaining Rustic Charm
- Stunning Kitchen/Diner & Utility
- Lounge With Log Burner With Snug/Study
- Guest Cloakroom
- Three Bedrooms
- Modern Family Bathroom
- Landscaped Gardens
- No Upward Chain

SIZE

Total - Sq Ft 1361.9

TENURE

Freehold

COUNCIL TAX

Warwick Council E

SERVICES

Heating is Oil and drainage is by way of a septic tank . However, it is advised that you confirm this at point of offer.

VIEWING

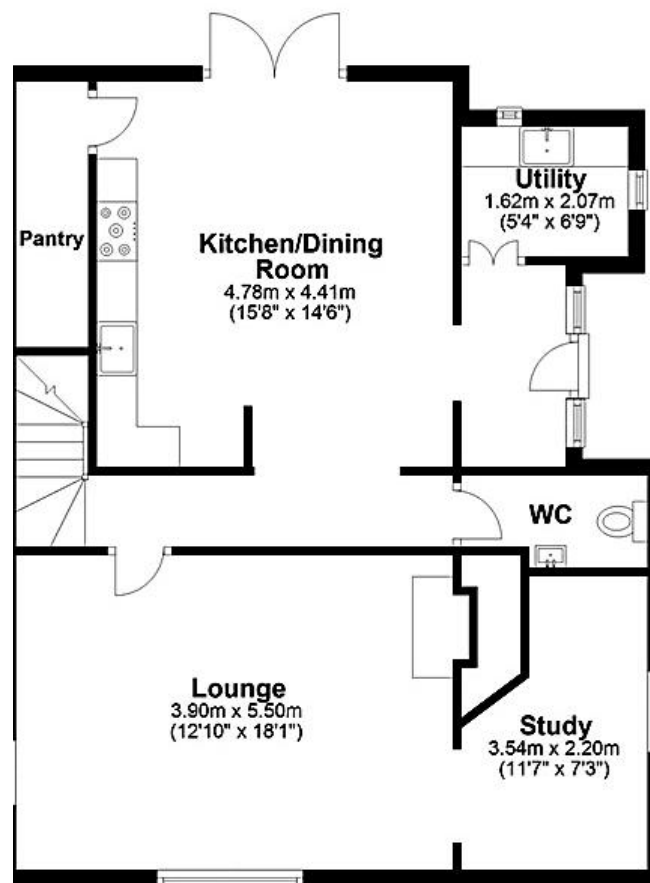
Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 01564 777314

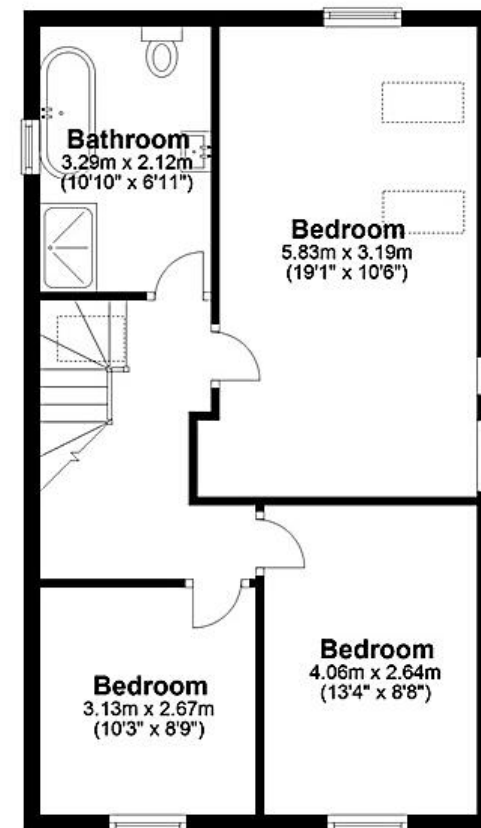
@ dorridge@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.

Approx. 72.3 sq. metres (778.0 sq. feet)



First Floor
Approx. 54.2 sq. metres (583.9 sq. feet)



Total area: approx. 126.5 sq. metres (1361.9 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area and are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

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