



The Old Cottage Bascote, Southam, CV47 2DU

Offers In The Region Of £379,950

- Two Bedroom Refurbished Detached Cottage
- Lounge With Feature Wood Burning Stove
- Downstairs Bedroom Two & Dining Room
- Double Bedroom One With En-Suite
- Attractive Courtyard Garden
- Refitted Kitchen/Conservatory
- Energy Rating F - 33
- LPG New Central Heating & Double Glazing
- Ground Floor Bathroom
- Stratford-on-Avon District Council - Tax Band A

The Old Cottage , Southam CV47 2DU

A individual detached cottage located in this lovely village Bascote, near Southam & Long Itchington. Beautifully remodelled and renovated throughout including a new LPG Worcester Bosch Boiler, wood burning stove and quality fitted kitchen new kitchen. The accommodation comprises, driveway for one car, useful store, reception hall, ground floor bed 2, living room with feature wood burner, dining room or bedroom, ground floor bathroom with roll top bath, refitted luxury kitchen with glazed conservatory link, upstairs a double bedroom with en suite shower room, outside a pleasant courtyard for summer sitting. Bascote offers lovely rural walks and is close to the canal and nearby pubs with only a 10 minute drive to Royal Leamington Spa.



Council Tax Band: A



Approach

Over a block paved pathway with pedestrian timber gate, useful outside store with shelving and driveway parking for 1 vehicle leading to a open timber tiled and pitch porch with outside letter box and hardwood panelled door into the

Reception Hall

With tiled flooring and two double windows to side exposed beams to both walls and ceiling, flagstone door to

Lounge

16'4" x 10'9"

With double glazed windows to the side with fitted shutters, t.v point an Inglenook fireplace with oak mantle brick inset and slate heath, oak mantle with inset log burner newly installed, engineered oak flooring, oak stairs off to the first floor

Bedroom/ Office

10'2" x 7'2"

Double glazed window to the side, radiator, oak flooring

Kitchen/Dining Conservatory

11'5" x 19'8"

Comprehensively refitted with a range of matching light blue fronted base and wall units with rounded edge work surfaces, integrated electric hob and under counter electric oven with illuminated extractor over. One and half bowl sink with mixer tap and tiled splashback dining area with a pitched polycarbonate roof and tiled flooring. French doors onto the courtyard space for breakfast table. A newly installed LPG Worcester Bosch boiler servicing the hot water and central heating.

Bedroom

11'9" x 8'2"

With vaulted ceiling with exposed beam, double glazed window to the side with fitted shutter, and built in single door storage cupboard.

Bathroom

With a luxury three piece white suite with low level w.c., pedestal wash hand basin, freestanding roll top bath, opaque double glazed window to the front.

First Floor Bedroom

18'8" x 10'5"

With a double glazed window to rear with fitted shutter, fitted wardrobes and dressing area exposed ceiling and wall beams, heated towel rail and opening to the:

En Suite Shower Room

With a three piece white suite with, walk-in shower enclosure with Triton 10.5 kw shower, low level WC on a macerator, wash hand basin, extractor, fan, double glazed window ceiling.

Outside Courtyard

Courtyard garden with fencing to all sides, and patio ideal for summer sitting with a gated side access leading to the front.

Tenure

The property is Freehold.

Services

Electric & mains drains are connected (no gas)

Mobile Coverage

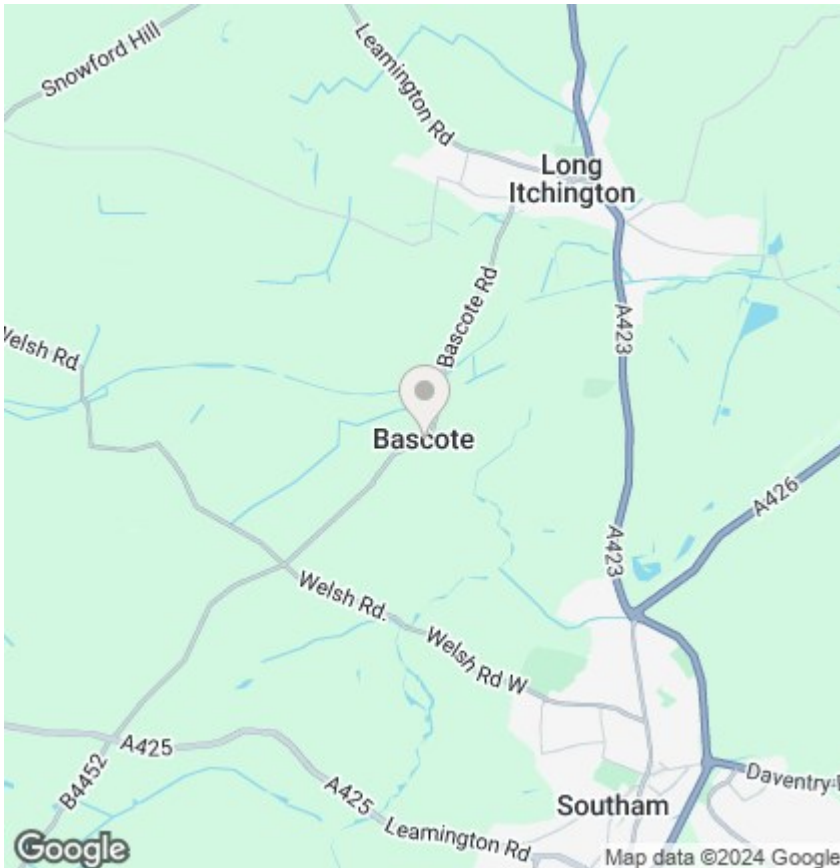
EE
Vodafone
Three
O2
Broadband

Basic
3 Mbps
Superfast
74 Mbps
Ultrafast
950 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

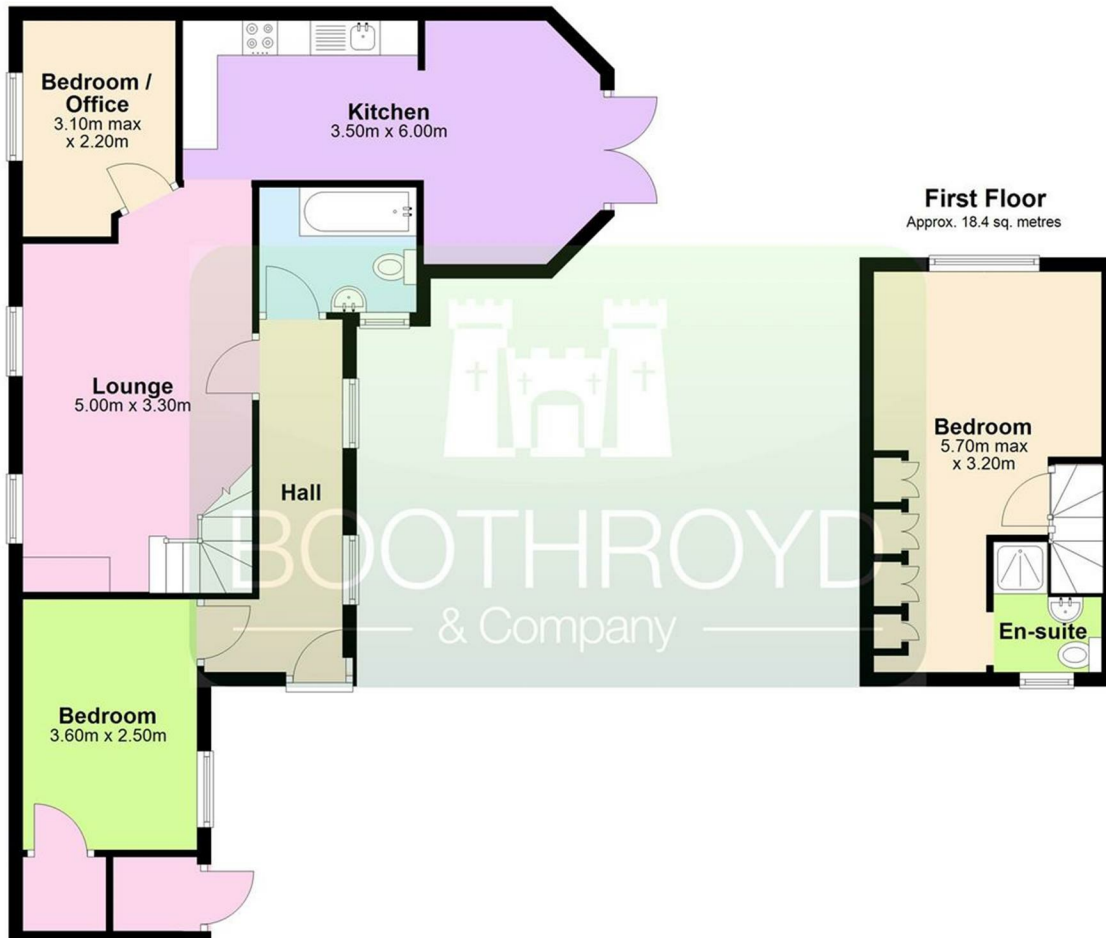
EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 65.4 sq. metres



Total area: approx. 83.8 sq. metres