

BELVOIR!

Guide Price £825,000



Hawthorne Gardens Church

, Long Itchington CV47 9PR

Charming Period Country House in Long Itchington, Warwickshire

Welcome to this exquisite period country house located in the picturesque village of Long Itchington, Warwickshire. Believed to be over 400 years old, the original front part of the house adjacent to Church Road embodies rich history while seamlessly blending traditional charm with modern comforts. This beautifully maintained residence showcases rustic wooden beams, unique period details, and contemporary upgrades, all of which enhance its historical character. Set within a serene location, the home is conveniently close to local amenities and transport links, offering both tranquillity and accessibility.

WWW.BELVOIR.CO.UK



ACCOMMODATION

THE COLLECTION | BELVOIR LEAMINGTON SPA

Ground Floor:

As you step through the entrance porch, you are welcomed into a home rich with character. The spacious sitting room immediately captures the eye with its multi-fuel burner and striking exposed brickwork, complemented by rustic wooden beams that add warmth and authenticity.

Adjacent to the sitting room is the elegant dining room, a focal point for both formal and casual gatherings. Large French doors allow natural light to flood the space, enhancing its inviting atmosphere. The room is designed to accommodate a large dining table, making it ideal for family meals and entertaining guests. The gracefully designed staircase, with its wooden balustrades, leads to the upper floor, adding to the room's character and providing a glimpse of the home's cohesive design.

The country cottage kitchen, seamlessly connected to the family room, is a true highlight, featuring a gas range, high-to-low cupboards, and fitted appliances. The natural slate flooring extends into the dining room, utility room, and downstairs WC, combining style with practicality. Abundant natural light pours in through triple aspect windows and skylights, while the thoughtful design around a central courtyard effortlessly blends indoor and outdoor living.

The living room stands out with its own multi-fuel burner and French doors that open onto the beautifully landscaped garden. The connection to the garden allows for effortless indoor-outdoor living, making it perfect for relaxation and entertaining.

On the ground floor, convenience is paired with charm. The well-appointed WC and utility room are practical additions, and the double garage benefits from electric remotely operated doors, ensuring secure and accessible parking. A gated driveway leads to the garden, ensuring both privacy and ease of access.

Upper Floor:

The upper floor features a thoughtfully designed layout with four comfortable bedrooms. At the front of the house, three well-proportioned bedrooms include one with an en-suite bathroom for added privacy and comfort. The large landing area



Total Living Area 268.57 square metres / 2,891 square feet (excludes garage)

Ground Floor



First Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

01926 422251
 22-23 Denby Buildings, Regent Grove,
 Leamington Spa, Warwickshire, CV32 4NY
 Email: amy.cunningham@belvoir.co.uk
 www.belvoir.co.uk



BELVOIR!

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.