



## 8 THE BANK

STONELEIGH, CV8 3DA

- Delightful 16th Century Tudor Cottage
- Grade 2 Listed
- Chain Free Sale



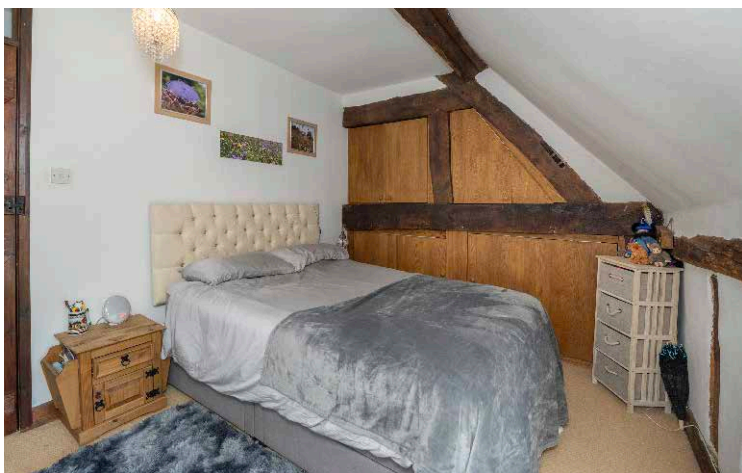
## THE PROPERTY

We are delighted to market this 16th Century Period Cottage situated in the pretty village of Stoneleigh, close to both Leamington Spa, Warwick, Kenilworth and Coventry. The cottage is grade II listed with no onward chain, and would make a perfect home for someone to move straight into, and enjoy the peace and tranquility of this little village. The cottage has a spacious lounge with feature inglenook fireplace with log burner, kitchen/dining room with french doors to the rear garden, two bedrooms with built in storage, family bathroom with shower. The garden is of a good size with a decked patio area, summerhouse and a garage to the rear, along with parking.

In brief the accommodation comprises, sitting room to the front with window overlooking the green with an inglenook fireplace and log burner, dining/kitchen with a range of wooden wall and base units, and french doors leading out onto your lovely rear garden, staircase leading from the sitting room to a double bedroom with lovely views, and built-in storage, bedroom two to the rear with views over the garden, and a bathroom.

To the front of the cottage you have a small front garden, and steps leading to the property. To the rear you have a good sized garden with a summerhouse with power and a decked patio area, lawned area, timber garage and parking to the rear.





## THE LOCATION

Stoneleigh is a picturesque Warwickshire village located on the river Sowe, the village has its own club, an active residents group and Parish Council.

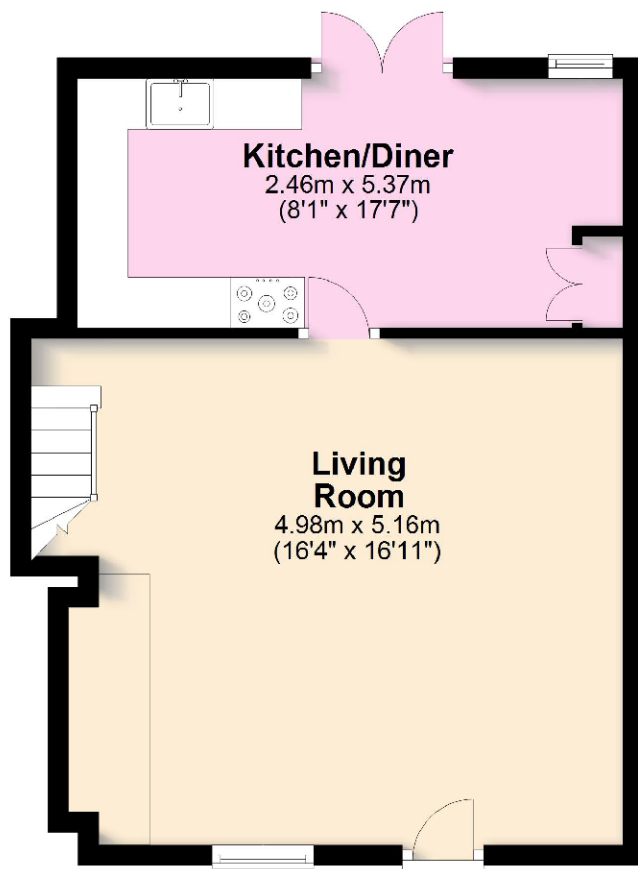
There is also a Village Hall, Church, playing field as well as many attractive public footpaths that are ideal for walking or exercising pets.

The towns of Kenilworth and Leamington are easily accessible by road and the A46 and city of Coventry are very close by making this an ideal location for anyone looking for a semi rural village lifestyle without being cut off from everyday conveniences.

# THE FLOORPLAN

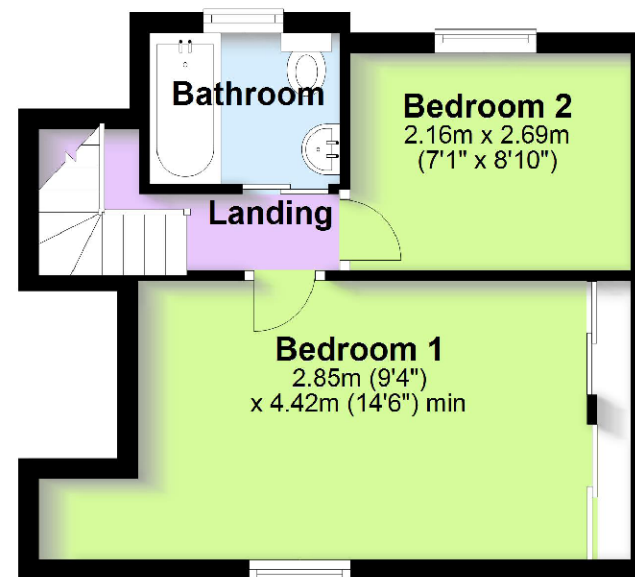
## Ground Floor

Approx. 40.9 sq. metres (440.2 sq. feet)



## First Floor

Approx. 26.7 sq. metres (287.7 sq. feet)



Total area: approx. 67.6 sq. metres (727.9 sq. feet)



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