



**4 Bed  
Villa  
located in**

**44 Coten End  
Warwick  
CV34 4NP**

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £1,000,000**

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A substantial detached villa occupying a large plot with extensive rear gardens and Coach House, Offered for sale with much potential and scope for modernisation and extension (subject to planning permission) the property is in a highly sought-after residential location and provides four bedrooms, three reception rooms, coach house, garaging and outbuildings. Considerable interest anticipated.

**Entrance & Reception Hall**

Canopy porch, and front door, opens into the Reception Hall with double panel radiator and coved ceiling, and doors off to the principal living rooms.

**Cellar**

Staircase leads down to the useful CELLAR

**Study - Front**

12'1" x 10'6" into bay reducing to 8'11"  
sash bay window affording views to the front, fire setting with fitted bookcases to either side, double panel radiator. Picture rail and coved ceiling.

**Sitting Room - Rear**

17'2" into bay by 12'11" max'  
with sash bay window overlooking the garden to the rear, two radiators, wiring for two wall lights, fire setting with gas coal-effect fire.

**Elegant Dining Room - Front**

15'5" (into bay) reducing to 12'10" x 12'11"  
with sash bay window to the front, serving hatch, double panel radiator, coved ceiling.

**Cloakroom**

with low level WC, wash hand basin, single glazed window and radiator.

**Large Breakfast Kitchen**

21'0" x 12'1"  
with roll edge work surfacing incorporating a single drainer sink with mixer tap and arrangement of base units beneath. Bosch insert two ring gas hob and eyelevel wall cupboards. Nobel gas-fired range cooker with hot plates and ovens. Two larder cupboards with Neff electric oven and separate grill. plumbing for washing machine, single and double panel radiators, windows to two sides and door opening to a:

**Large Walk-in Pantry**

useful shelved pantry cupboard.

**Rear Lobby**

with door to the rear driveway and the Coach House.

**Side Lean-to Conservatory**

with door to the rear garden.

**Stairs and First Floor Landing**

Staircase rises to the first floor landing. Off the landing there are shelved linen cupboards. Access to the roof space.

**Bedroom 1 - Rear**

17'1" (into bay) max' by 13'1" max'  
the bay sash window affords stunning views across the rear garden, vanity unit with wash hand basin and cupboard beneath, closed fire setting, full height wardrobes flanking either side of the chimney breast.



### **Bedroom 3 - Front - Dressing Room/Study**

6'9" x 7'0"

Dressing Room/Study area to Bedroom three has front sash window, radiator, coved ceiling and doorway opening to the Bedroom:

### **Bedroom**

13'3" max' by 9'4" max'.

with closed fire setting and shelving flanking the chimney breast, and twin sash windows to the front. Fitted wardrobe.

### **Bedroom 4 - Front**

13'2" max' (including wardrobe) x 9'10"

with sash bay window to the front and double panel radiator. Coved ceiling and closed fireplace.



### **Modern Shower Room**

with double shower cubicle with adjustable shower, wash hand basin with mixer tap, WC with concealed system, heated towel rail and downlights, extractor fan.



### Seperate WC

Separate cloakroom with low-level WC.

### Family Bathroom

with corner fitted bath, bidet, wash hand basin, airing cupboard with hot water tank. Double panelled radiator and sash window to the side.

### Bedroom 2 - Rear

14'4" x 12'2"

with charming bay window with window seat, overlooking the rear coach house, wash hand basin, and shower cubicle.



### Outside

At the front, a driveway gives entrance to the house with fore garden and established trees. A driveway proceeds along the side of the property, providing parking and gives access to the COACH HOUSE.

### The Coach House comprises:

#### Single Garage

17'11" x 8'8"

with light and power, and hatch to the HAY LOFT

#### Further Small Garage/Workshop

12'5" x 7'11"

Further small garage, with light and power.



### HAYLOFT

#### Store/Passage

Storeroom to the side with stable door to the front and double opening doors into the extensive rear garden.

#### Outbuilding

Adjoining the kitchen is a further useful outbuilding.

#### Amazing Rear Gardens

The rear garden is truly a sight to behold! Offering extensive lawn area and herbaceous borders stocked with shrubs and plants and trees. Beyond the lawn garden is a area suitable for growing vegetables etc. The garden is large enough for further sheds or children's Wendy House etc, if desired.



### GENERAL INFORMATION

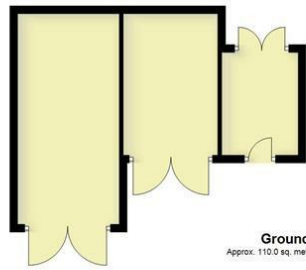
We understand the property is Freehold.

All mains services are connected.



**44 Coten End, Warwick, CV34 4NP**





**Ground Floor**  
Approx. 110.0 sq. metres (1194.5 sq. feet)



**Basement**  
Approx. 21.1 sq. metres (226.9 sq. feet)

**First Floor**  
Approx. 97.5 sq. metres (1049.5 sq. feet)

**Total area: approx. 228.6 sq. metres (2460.9 sq. feet)**  
This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	38	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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