



## Benton Green Lane, Berkswell

Offers in Region of £1,100,000

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EXCLUSIVE







## PROPERTY OVERVIEW

A rare opportunity to acquire a fully renovated Grade II listed 17th Century cottage with views over open countryside in all directions. Being set back from the road behind a long private driveway and having landscaped gardens of approximately 1 acre this beautifully presented property offers the combination of timber framed character features whilst being fully modernised and presented in turnkey ready to move into condition. Having been sympathetically extended and renovated in the last seven years the property now provides potential purchasers with;- entrance porch, dining room being open plan to the stunning kitchen with vaulted ceiling and windows to all sides providing views over open countryside, lounge with inglenook fireplace, living room / snug, inner lobby leading to office / bedroom four and a large utility room. To the first floor exposed beams are visible in the three double bedrooms (1 x en-suite) and a large family bathroom.







Outside the property has beautifully landscaped wrap around gardens of approximately 1 acre with a pond, large patio and views over open countryside in all directions. To the front of the property that is a double width carport with storage rooms and driveway parking for multiple vehicles.

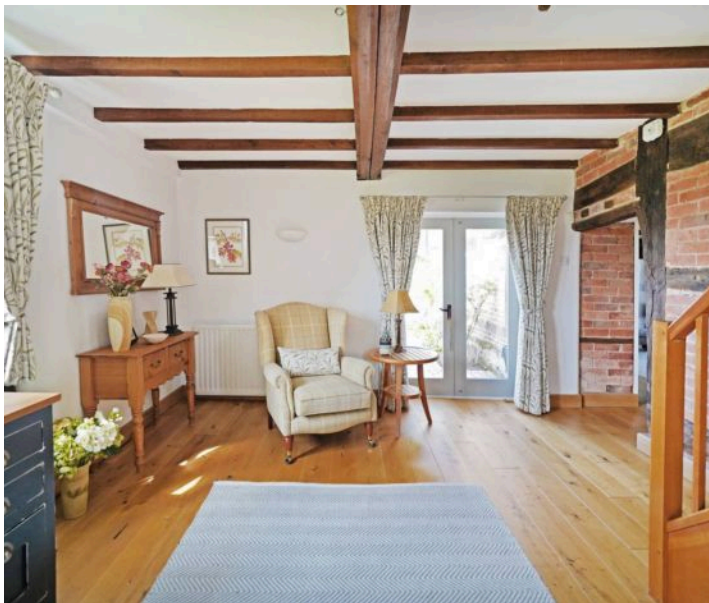
Viewing is strictly by appointment only with Xact on 01676 534 411.

#### PROPERTY LOCATION

To reach the property leave Balsall Common on Station Road heading towards Berkswell train station. Proceed under the bridge and along Truggist Lane until you reach the T-Junction with Spencers Lane. At the junction turn right and proceed 500m to the mini roundabout, take the first exit (left) on the B4101. Continue up Tanners Lane & take the first turn on the left into Benton Green Lane, the property is approximately 3/4 mile on the left hand side.

Council Tax band: G

Tenure: Freehold



- 17th Century Grade II Listed Cottage
- Beautifully Presented & Maintained Throughout
- Newly Fitted Kitchen with Vaulted Ceiling
- Three Reception Rooms + Study / Bedroom Four
- Three First Floor Double Bedrooms (1 x en-suite)
- Approximately 1 Acre Landscaped Gardens
- Views Over Open Countryside
- Double Carport with 2 x Storage Rooms





#### **ENTRANCE PORCH**

#### **DINING ROOM**

16' 3" x 10' 6" (4.95m x 3.20m)

#### **KITCHEN**

17' 5" x 14' 9" (5.31m x 4.50m)

#### **LIVING ROOM/SNUG**

16' 1" x 12' 6" (4.90m x 3.81m)

#### **LOUNGE**

18' 1" x 16' 5" (5.51m x 5.00m)

#### **INNER LOBBY**

17' 11" x 9' 10" (5.46m x 3.00m)

#### **WC**

6' 7" x 5' 3" (2.01m x 1.60m)

#### **OFFICE/BEDROOM FOUR**

17' 9" x 8' 8" (5.41m x 2.64m)

#### **UTILITY ROOM**

9' 10" x 8' 6" (3.00m x 2.59m)



## **FIRST FLOOR**

### **BEDROOM ONE**

17' 1" x 12' 2" (5.21m x 3.71m)

### **BEDROOM TWO**

13' 1" x 12' 0" (3.99m x 3.66m)

### **BEDROOM THREE**

10' 8" x 9' 10" (3.25m x 3.00m)

### **ENSUITE**

9' 10" x 5' 11" (3.00m x 1.80m)

### **BATHROOM**

13' 0" x 9' 8" (3.96m x 2.95m)

### **TOTAL SQUARE FOOTAGE**

202.6 sq.m (2181 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

### **DOUBLE WIDTH CARPORT**

### **STORE**

15' 1" x 7' 1" (4.60m x 2.16m)

### **STORE**

15' 1" x 6' 3" (4.60m x 1.91m)

### **LANDSCAPED WRAP AROUND GARDENS**

### **LARGE PATIO**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**





#### **ITEMS INCLUDED IN THE SALE**

Rangemaster free standing cooker, fridge, freezer, dishwasher, all carpets, curtains, blinds and light fittings, fitted wardrobes in one bedroom and underfloor heating in kitchen and bathroom.

#### **ADDITIONAL INFORMATION**

Services - water meter, LPG and mains sewers.  
Broadband - BT - fibre optic. Loft space - with lighting.

#### **INFORMATION FOR POTENTIAL BUYERS**

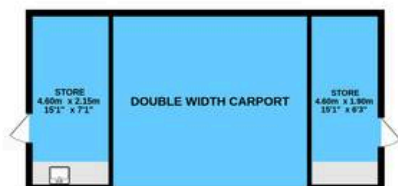
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.  
2. These particulars do not constitute in any way an offer or contract for the sale of the property.  
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.  
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.  
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







OUTBUILDINGS



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 202.6 sq.m. (2181 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Xact Homes

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