



Hob Lane, Burton Green

Offers Over £780,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

**DETACHED UNIQUE CHARACTER PROPERTY
SITUATED BETWEEN BALSALL COMMON AND
BURTON GREEN, QUIET RURAL LOCATION WITH
OUTSTANDING VIEWS AND OPEN FIELDS WITHIN ¼
ACRE**

Offers tranquil living, with easy access to local amenities in a peaceful location offering idyllic rural walks and footpaths all around with open fields.

Unique interior with character and charm, exuding a modern county vibe that is both cosy and welcoming.

Large driveway up to 6 cars, double garage, electric entrance gates, hot tub overlooking stunning views, home office building, greenhouse and beautiful garden.

3 bedrooms with optional 4th bedroom/dressing room, open plan lounge/dining area, second lounge, kitchen, oil fired Aga, utility, bathroom, downstairs shower room. Exceptional views, beautifully manicured garden with the space to add more annex buildings if required.

Viewing essential to fully appreciate this unique property in a highly desirable location that is also close to all local amenities, local schools and transport links.

Viewing is by prior appointment with Xact on 01676 534 411.



PROPERTY LOCATION

Lottery Cottage is situated midway between Kenilworth & Balsall Common on the outskirts of Burton Green. To reach the property turn off the A452 Kenilworth Road into Kelsey Lane, proceed along Kelsey Lane for approximately 3/4 mile before taking the right hand turn into Windmill Lane. Go straight ahead for 300 yards before taking the left hand turn into Hob Lane. Lottery Cottage is approximately 1/2 mile on the right hand side and has an Xact sale board outside the gated entrance.

Council Tax band: G

Tenure: Freehold

- 19th Century Character Cottage
- Outstanding Views Over Open Countryside
- Well Presented & Maintained Throughout
- 1/4 Acre Plot
- Lounge / Diner, Sitting Room & Study Area
- Modern Kitchen with Integrated Appliances
- Family Bathroom & Separate Shower Room
- Three Double Bedrooms
- Double Garage & Gated Driveway Parking





PORCH

HALLWAY

LIVING / DINING ROOM

23' 9" x 17' 9" (7.25m x 5.40m)

SITTING ROOM

14' 5" x 12' 4" (4.40m x 3.75m)

KITCHEN

17' 9" x 7' 10" (5.40m x 2.40m)

UTILITY ROOM

7' 10" x 7' 7" (2.40m x 2.30m)

WC WITH SHOWER ROOM

7' 7" x 5' 3" (2.30m x 1.60m)

BEDROOM ONE

14' 11" x 12' 2" (4.55m x 3.70m)

BEDROOM TWO

13' 1" x 10' 4" (4.00m x 3.15m)

BEDROOM THREE

10' 4" x 9' 8" (3.15m x 2.95m)

BATHROOM

8' 0" x 6' 7" (2.45m x 2.00m)

DRESSING ROOM

18' 1" x 8' 6" (5.50m x 2.60m)

TOTAL SQUARE FOOTAGE

Total floor area: 241.4 sq.m. = 2598 sq.ft. approx.



OUTSIDE THE PROPERTY
LANDSCAPED REAR GARDEN

DOUBLE GARAGE
21' 0" x 18' 8" (6.40m x 5.70m)

SUMMER HOUSE
11' 6" x 9' 6" (3.50m x 2.90m)

GARDEN ROOM
8' 0" x 6' 1" (2.45m x 1.85m)

HOT TUB
8' 2" x 6' 7" (2.50m x 2.00m)

ITEMS INCLUDED IN THE SALE

Cooker, dishwasher, garden shed, greenhouse, all carpets, some light fittings, two summer houses and hot tub.

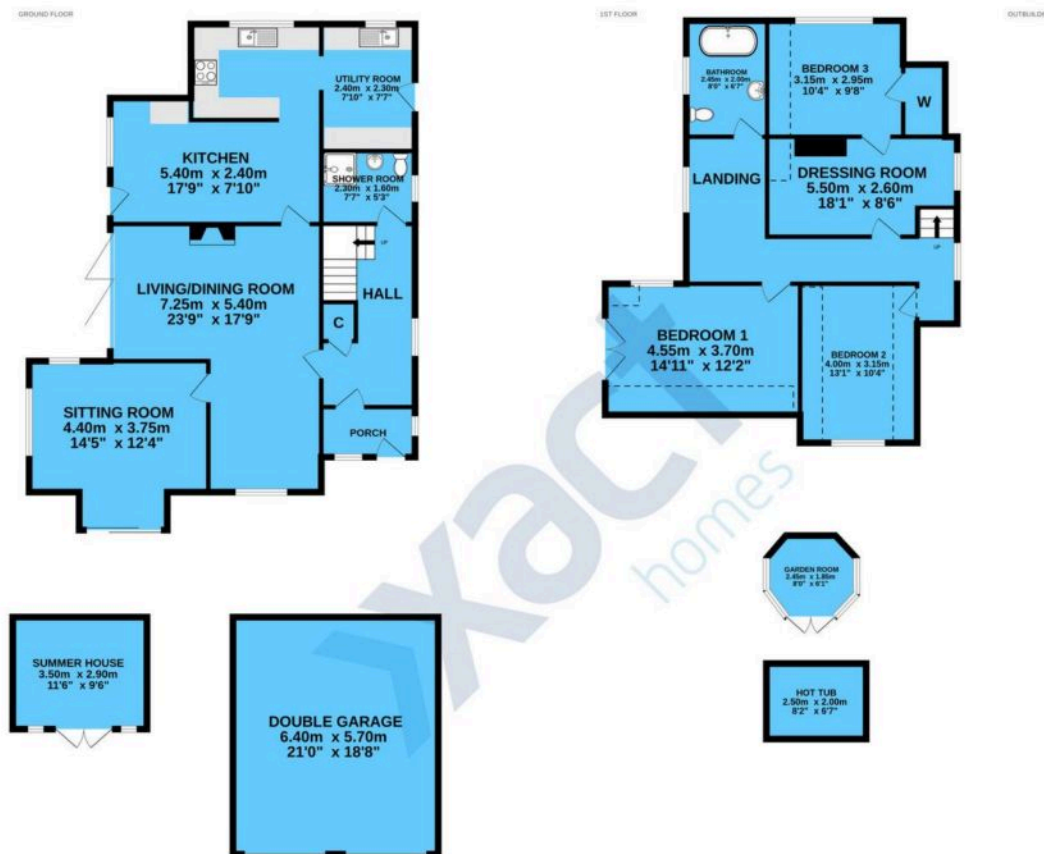
ADDITIONAL INFORMATION

Services - Oil heating, electricity and water on a meter. Broadband - Good.

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.





TOTAL FLOOR AREA : 241.4 sq.m. (2598 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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