



Meadow Cottage Benton Green Lane, Berkswell, CV7 7AX

Offers in excess of £1,000,000





Meadow Cottage Benton Green Lane

Berkswell, CV7 7AX

- Available for the first time since new
- Self contained detached annex
- Idyllic location
- Extensive driveway with gates
- No chain
- Approximately half an acre plot
- 5 double bedrooms
- Stunning surroundings
- Palatial living
- Just under 3,000 sqft of accommodation

Idyllically positioned on a premium country road within the village, this home benefits from the quaint village lifestyle that Berkswell has to offer. Some beautiful walks are available from the front door, as well as a local Anglican Church, village store and the highly coveted Bear Inn all within close proximity.

The property itself has all the hallmarks of an extremely impressive country residence. Sitting on approximately half an acre, the land has a fantastic natural boundary of mature trees and enjoys stunning undisturbed views all year round.

The ground floor of the family home initially greets you with a sheltered porch space with the front door welcoming you in to the expansive hallway. Extending off first to the right, you'll find a bright dining room, study currently being utilised as a music studio, W/C and triple aspect large family lounge equipped with a bay window and fireplace. Back through to the left, the house further benefits from a snug, open plan kitchen / diner and utility room.

Back through the hallway are stairs leading you up to the galleried landing where, again, you get an immediate feel for the space on offer. The master suite has fitted wardrobes, a Porcelanosa tiled en-suite wet room and a Juliet balcony offering yet another beautiful view over the surrounding fields. Bedroom two also has a fitted en-suite and the further three bedrooms are all doubles. A recently refitted family bathroom concludes the home, as well as multiple fitted storage cupboards throughout the property.

The self contained, stand an lone annex offers even more space and an opportunity for passive income if suitable. Having recently been completely refurbished, the specification mirrors that of the main house and comprises of a hallway, shower room, open plan kitchen living diner with patio doors to rear decking and a large upstairs bedroom spanning the entire length of the building.

Externally, there's gates to the front guarding an expansive front driveway



Snug	8'7" x 8'5" (2.64 x 2.59)
Living Room	18'11" x 15'3" (5.77 x 4.67)
Dining Room	12'7" x 10'5" (3.86 x 3.2)
Study	8'7" x 8'5" (2.64 x 2.59)
Kitchen / Dining	12'4" x 8'9" (3.78 x 2.67)
Utility	7'1" x 6'7" (2.16 x 2.03)
Master Bedroom	15'3" x 13'1" (4.67 x 3.99)
En-suite Wet Room	
Bedroom 2	10'7" x 9'8" (3.23 x 2.95)
En-suite	
Bedroom 3	12'7" x 10'5" (3.86 x 3.2)
Bedroom 4	12'2" x 8'9" (3.71 x 2.67)
Bedroom 5	10'0" x 9'8" (3.07 x 2.97)



Annex Kitchen / Living 15'11" x 17'10" (4.87 x 5.44)
Annex Shower Room 6'4" x 4'6" (1.95 x 1.38)
Annex Bedroom 17'7" x 9'8" (5.36 x 2.96)

[Directions](#)

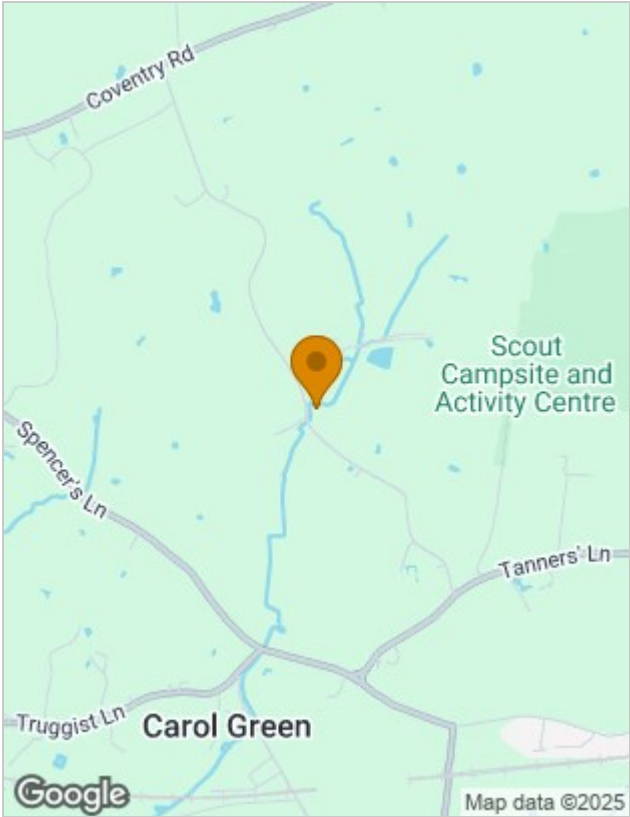




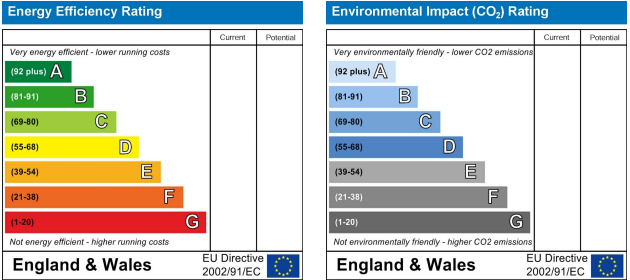
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact us: Knowle 01564 791 130 or Warwick 01926 830 726 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



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Contact us: Knowle 01564 791 130 or Warwick 01926 830 726
70 St Johns Close, Knowle, B93 0NH | info@change-homes.com | www.change-homes.com