



Guide Price £500,000

2 Bedroom Cottage for sale

83 Warwick Road, Leek Wootton, Warwick



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SALES AND LETTINGS



Overview

An exquisite Grade II listed cottage brimming with charm and period features, perfectly situated in the highly sought-after village in Leek Wootton. This unique two bedroom home offers deceptively spacious accommodation, seamlessly blending historic character with practical modern living.



Key Features

- Charming Grade II Listed Detached Cottage
- Wealth of Period Features and Character
- Unique Well in Entrance Hall
- Historic C17 Timber-Framed Origins
- Spacious Open Plan Living and Dining Room
- Cosy Gas Fireplace in Living Room
- Kitchen with Characterful Stable Door
- Separate Ground Floor Study
- Two Double Bedrooms
- Principle Bedroom with Dressing Room









A Charming Grade II Listed Cottage with Period Features and Modern Comforts in a Sought-After Warwickshire Location

Nestled on the prestigious Warwick Road in the picturesque parish of Leek Wootton, this delightful two-bedroom detached Grade II listed cottage offers a unique blend of historical charm and contemporary living, a wealth of character features including an well, and a beautifully appointed interior, this property presents a rare opportunity to acquire a piece of local history.

Full of Character and Charm

Dating back to circa the 17th century, this timber-framed cottage, encased in painted brick under a traditional thatched roof, exudes curb appeal. The property, officially listed as "THE COTTAGE, WARWICK ROAD" by Historic England, retains a number of period features, most notably an eyebrow dormer window.

Step inside through the welcoming entrance hall and you are immediately greeted by a unique historical feature

– an old well, offering a captivating glimpse into the cottage's past. The ground floor seamlessly flows, offering a versatile living space. The heart of the home is the inviting open plan living and dining room. The living area is centred around a cozy gas fireplace, perfect for relaxing evenings, while the spacious dining area provides an ideal setting for entertaining.

The well-equipped kitchen boasts a distinctive split 'stable' door, allowing you to enjoy views of a tranquil water feature while keeping the lower half closed. The ground floor also benefits from a dedicated study, providing a perfect space for home working or a quiet reading nook, and a conveniently located bathroom.

First Floor



Ascend the stairs to the first floor, where you will find two well-proportioned bedrooms. The principal bedroom is a luxurious retreat, complete with an adjoining dressing room, offering ample storage and the potential to be adapted to suit a variety of needs. The second double bedroom is equally charming and benefits from the cottages inherent character.

Gardens and Grounds

Externally, the property continues to impress. The grounds features a mature garden, a true delight for any keen gardener or those seeking a private outdoor sanctuary. A tranquil water feature provides a relaxing focal point, while established grape vines and an apple tree provide a touch of the countryside. Thoughtfully laid out paths invite you to explore the different area of the garden. For storage and hobbies, there is a useful shed and the significant advantage of two separate garages, offering ample space for vehicles and workshop potential.

A Location of Convenience and Prestige

Situated in the highly desirable CV35 7QX postcode, the property is perfectly positioned to enjoy the best of Warwickshire life. The village boasts a strong sense of community, centred around the Leek Wootton Village Hall and Sports and Social Club, both offering a variety of events and activities. The surrounding area also offers a wealth of amenities, including the popular and highly regarded village pub, The Anchor Inn, which is within walking distance. For leisure pursuits, the prestigious The Warwickshire Golf & Country Club is just a short drive away, offering premier facilities. For families, the area is well-served by several highly regarded schools, including The Ferncumbe CE Primary School.

Commuters will appreciate the excellent transport links. The property is close to the A46, providing easy access to the M40 motorway with its direct routes to London and Birmingham. Warwick Parkway and Warwick train stations are also within easy reach, offering regular services to major cities.

This exceptional Grade II listed cottage offers a unique opportunity to own a home brimming with character and history, without compromising on modern comforts and convenience. Viewing is highly recommended to fully appreciate the charm and quality of this remarkable property.

This property is offered as a Freehold.

Please note that all dimensions are approximates and should not be relied upon for the purpose of floor coverings.

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Material Information

Tenure Type: Freehold

EPC Rating: D

Council Tax Band: E

Construction Type: Timber Frame and painted brick with thatched roof

Source of Heating: Gas Central Heating with combi boiler

Source of Electricity Supply: Ecotricity

Floorplans



Warwick Road, Leek Wootton, Warwick, CV35

APPROX. GROSS INTERNAL FLOOR AREA 834 SQ FT 77.5 SQ METRES

GARAGE 375 SQ FT 34.8 SQ METRES

TOTAL 1209 SQ FT 112.3 SQ METRES



Floorplans

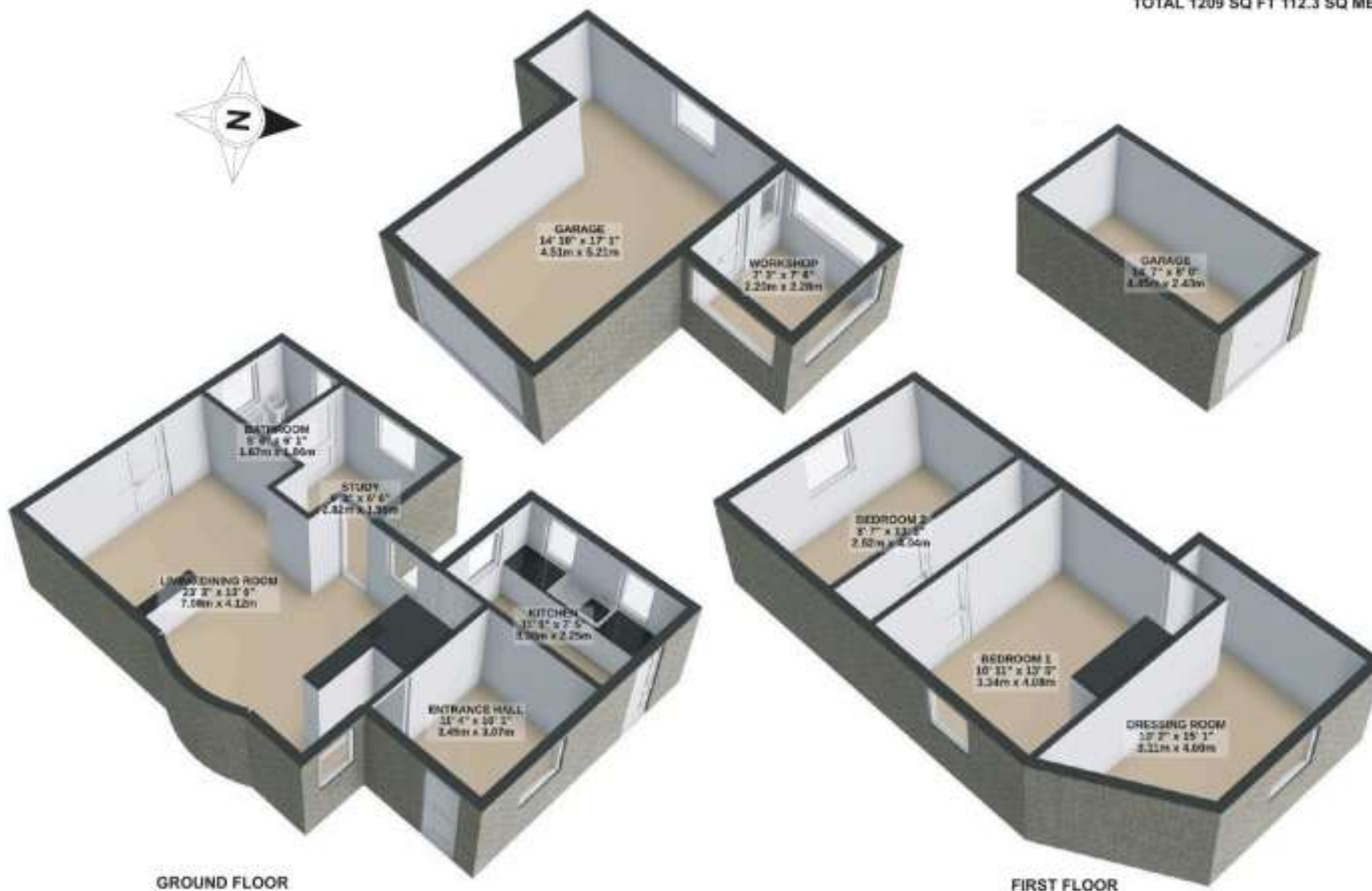


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	59 D
39-54	E		
21-38	F		
1-20	G		



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