



Offchurch Road, Leamington Spa, CV33 9DR

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A charming, much improved and deceptively spacious country cottage. Dating back to the early 1800's this characterful property was previously the old post office in the village.

The property has bags of charm with a wealth of original features throughout and successfully integrates a high level of modern appointment.

The accommodation comprises - Sitting room with feature inglenook fireplace and wood burner , living room with original feature cast iron fireplace, wonderful refitted kitchen with pantry, utility, cloakroom/w.c, dining room and study/play room.

To the first floor there are three bedrooms in total, with one having an en-suite bathroom, and a further main family bathroom.

Outside there is driveway parking to front. The beautifully landscaped rear garden enjoys wonderful views over the open countryside and has a large patio area, lawn, well stocked borders. Outbuildings such as the old cart house and stables are now used as a glazed studio, workshop and games room.





## Key Features

- Charecterful country cottage
- Beautifully renovated throughout
- Wonderful countryside views
- Deceptively spacious
- Three bedrooms
- Two bathrooms
- Delightful rear garden
- Sought after village location
- Viewing absolutely essential

**Guide Price**  
**£725,000**

**Sitting room**  
13'10" x 13'3"

**Living room**  
15'2" x 13'3"

**Kitchen**  
12'0" x 20'9"

**Pantry**

**Utility**

**Cloakroom/w.c**

**Dining room**  
12'0" x 9'9"

**Study**  
8'2" x 9'9"

**Bedroom**  
12'0" x 9'9"

**En-suite bathroom**

**Bedroom**  
14'0" x 13'3"

**Bedroom**  
12'0" x 9'1"

**Bathroom**



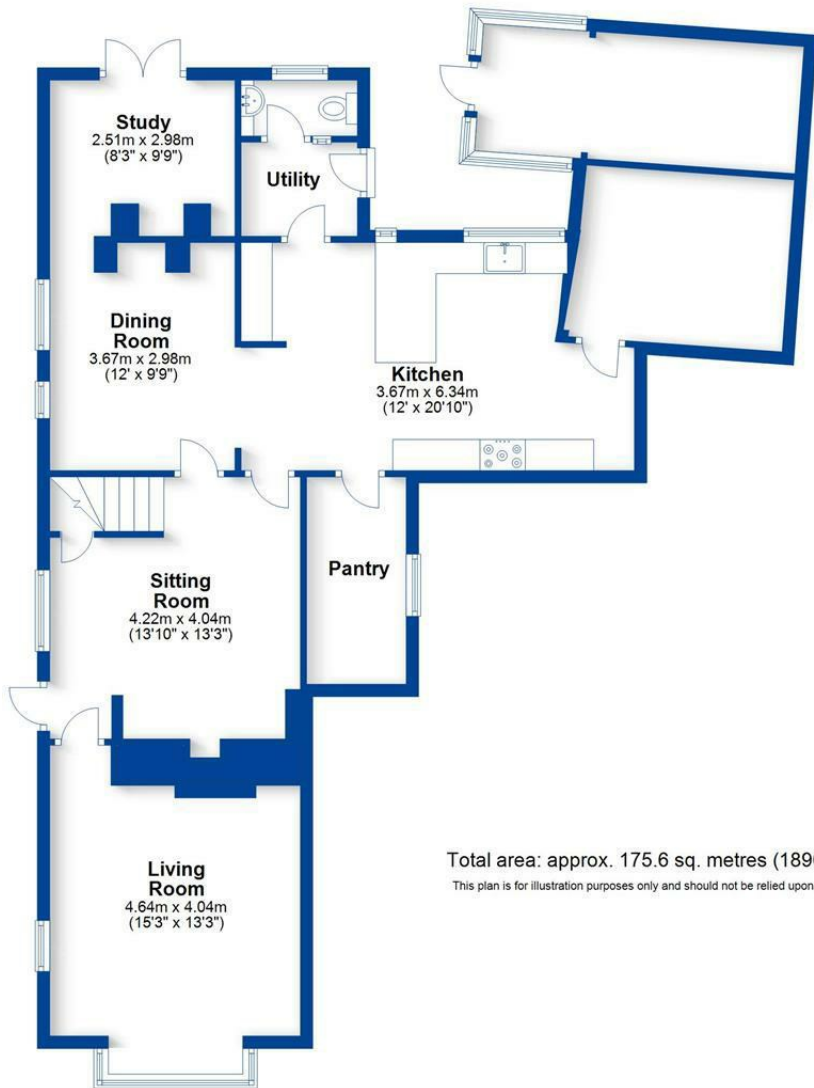




# Floorplan

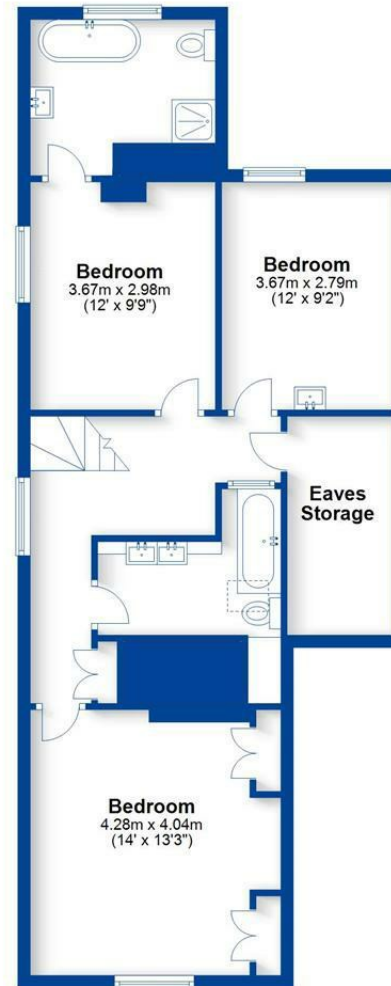
## Ground Floor

Approx. 109.6 sq. metres (1179.7 sq. feet)



## First Floor

Approx. 66.0 sq. metres (710.8 sq. feet)



Total area: approx. 175.6 sq. metres (1890.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



EPC Rating - E

Tenure - Freehold

Council Tax Band - F

Local Authority  
Warwick District Council

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



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