



Church Road, Warwick, CV35 0ET

**SHELDON  
BOSLEY  
KNIGHT**

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# Property Description

A simply stunning and exceptionally bright three bedroom period cottage being located in the very heart of the popular and conveniently placed village of Gaydon. Having been further renovated by the current owner this wonderful spacious home now offers an attractive blend of both period and contemporary features throughout.

The accommodation comprises in brief of an entrance hallway, living room, kitchen, sitting room/study, downstairs toilet and porch leading to rear garden. On the first floor there are three very spacious bedrooms with ample storage and a contemporary styled family bathroom.

There is a driveway giving off street parking for numerous cars whilst the garden to the rear is extremely private and well laid out. The majority is laid to lawn, with a raised decked area. The garden itself is well laid out and easy to care for and to the very rear has a useful store room which could be used for many different uses plus a shed.

Bedford House commands a lovely position in the village opposite the attractive church and within easy access of the village pub, and local shop.







## Key Features

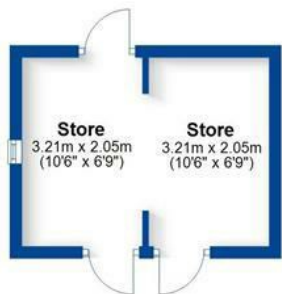
- Exceptionally spacious village family home
- Immaculate presentation throughout
- Sought after village location
- Quiet setting
- Ample off street parking
- Generous storage options
- Private and lengthy rear garden
- Garden store offering numerous uses
- Chain free purchase
- Energy rating D

**Guide Price**  
**£570,000**

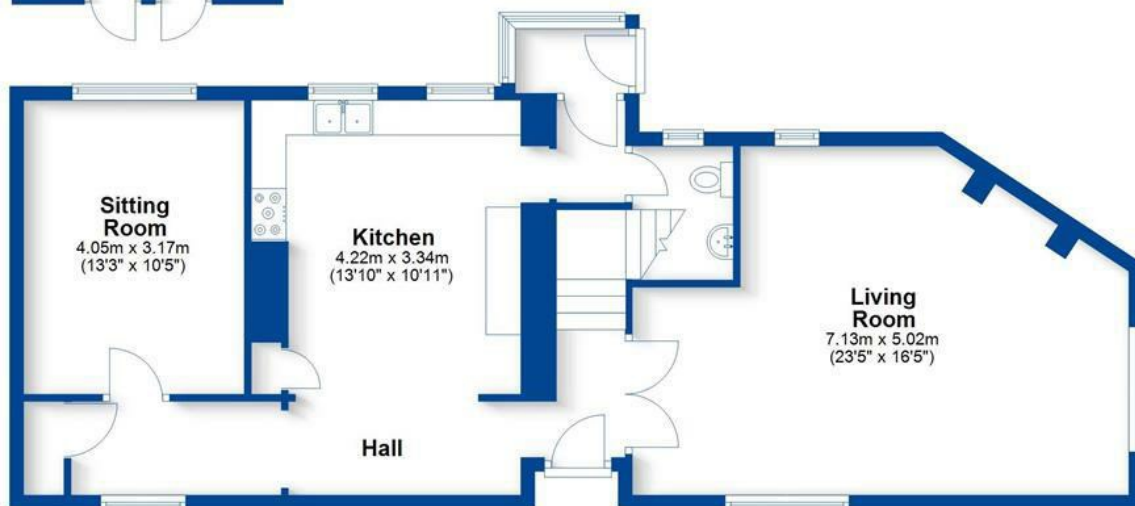




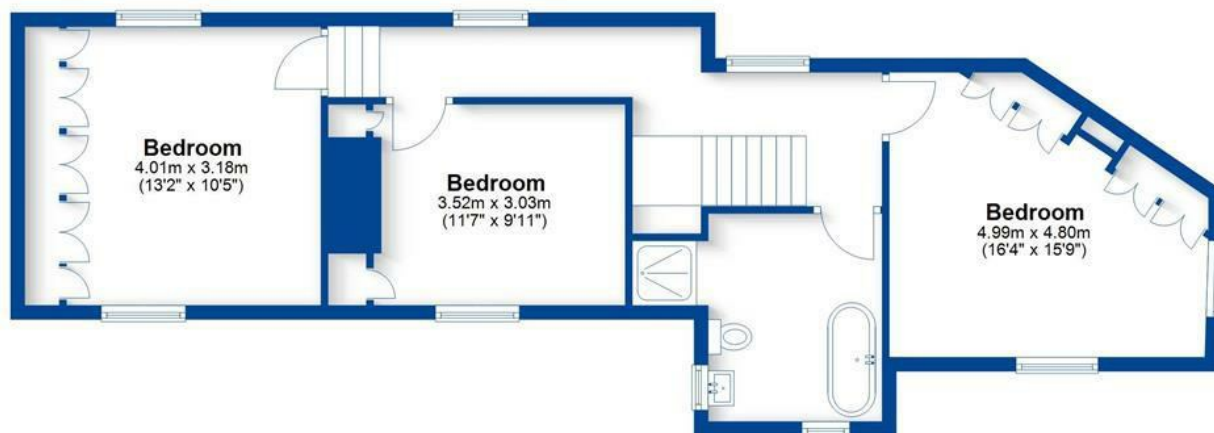




**Ground Floor**  
Approx. 82.5 sq. metres (888.1 sq. feet)



**First Floor**  
Approx. 68.2 sq. metres (734.1 sq. feet)



Total area: approx. 150.7 sq. metres (1622.1 sq. feet)

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

Total area does not include the Stores



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority  
Stratford





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