



Walton, Warwick, CV35 9HX

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE 1st JULY \*\*\* A beautiful Grade II listed cottage in the picturesque and tranquil hamlet of Walton which is nestled in the rural Warwickshire countryside. Walton is a short drive from Wellesbourne which provides many amenities to local residents. This semi-detached home has recently benefitted from a newly upgraded kitchen and utility room. The breakfast kitchen has room for a table, includes the oven and hob and has space for a tenant to bring their own appliances. The living room has a log burner and an outlook over the front garden. Upstairs the primary bedroom is good sized double and there is a second bedroom and bathroom. Carpets and décor are in a neutral palette and are in very good condition throughout. Externally there is a gated driveway to the fore, patio to the rear and a wrap around garden with an outbuilding and wonderful views. Energy Rating E. Council Tax Band C.







## Key Features

- AVAILABLE 1st JULY
- Hamlet of Walton
- 2 Bedrooms
- Semi-detached Cottage
- Unfurnished
- Wrap around Garden
- Driveway Parking
- Council Tax Band C
- Energy Rating E
- Surrounded by countryside

**£1,100 Per  
Calendar Month**