

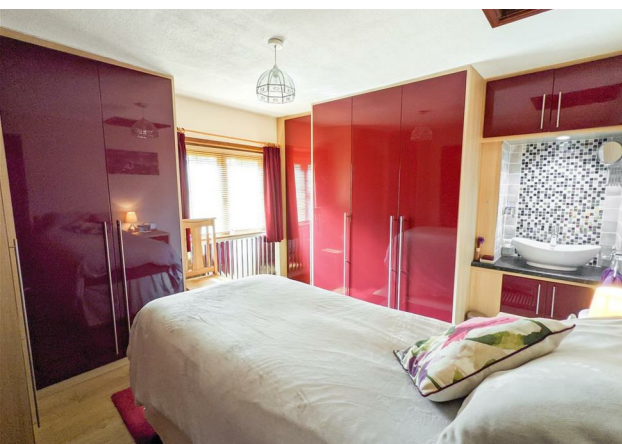


MAIN ROAD, ANSTY

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SALES & LETTINGS



'We love the history of our home and the story it tells as well as the private tranquility of the garden in the summer and the cosy warm rooms in the winter, we've really loved living here'



Originally the wash house for Ansty Hall, dating back to the 1800's Laundry Cottage has survived both world wars and made it to the 21st century. The previous and current owners have made a number of changes and additions to bring this stunning home to fit modern day living. With the benefits of Ansty offering village life with countryside all around but with easy access to Coventry, Rugby, Leamington Spa and further afield. Amenities are close by as well as numerous countryside walks, the Oxford canal and Ansty Golf centre.

#### Porch

#### Dining room

4.01m x 3.30m (13'2 x 10'10)

A large dining hall as the entrance to the front of the property with a feature fireplace, wooden floors and period features.

#### Snug

3.61m x 3.30m (11'10 x 10'10)

A cozy room that could be used as a home office, play room or even the family tv room.

#### Kitchen diner

5.41m x 4.01m (17'9 x 13'2)

This recently renovated and re-designed room is without doubt the hub of the home. Bespoke design and custom built units made from solid oak and granite work surfaces, space for an American fridge freezer, built in double oven, microwave, warming draw, dishwasher, wine/drinks fridge and a gas burning hob with hood, instant boiling water/filtered cold water tap. There is mood and feature lighting to add to the homely feeling you get here.

#### W.C

1.75m x 0.86m (5'9 x 2'10)

Small storage cupboard and a two piece suite with tiled walls and granite work top.

#### Utility

2.59m x 1.75m (8'6 x 5'9)

A fantastic extra with built in freezer, more oak storage, granite work surfaces including a cooking area and a second sink. The boiler is in one of the custom oak cupboards.

#### Boot Room

1.19m x 4.29m (3'11 x 14'1)

The newest addition to the original house adding a rear entrance and space to keep your wellies and walking boots as well as coats and dog leads if needed.

#### Inner hall

2.13m x 3.94m (7'0 x 12'11)

Accessed from the kitchen diner, giving access to the recently replaced stair case and leading to the living room.

#### Living room

5.46m x 4.42m (17'11 x 14'6)

A large family living space with sliding doors opening to the rear garden. There is also a beautiful inglenook style fire place with a log burning stove as the main feature of the room, designed and hand built with reclaimed bricks from a local barn by the current owner.

#### Bedroom one

4.60m x 2.87m (15'1 x 9'5)

To the front of the property with built in wardrobes and plenty more storage space.

#### Bedroom two

3.99m x 3.43m (13'1 x 11'3)

To the front of the property with modern built in wardrobes and a feature fire place.

#### Bedroom three

3.99m x 3.43m (13'1 x 11'3)

To the front of the property this bedroom could be used as an en-suite and dressing room to bedroom two making it the principle suite if desired. However currently it has built in wardrobes and a vanity sink.

#### Bedroom four

4.60m x 2.41m (15'1 x 7'11)

To the rear of the property this double bedroom also has fitted wardrobes.



#### Study

2.21m x 2.72m (7'3 x 8'11)

A fantastic extra versatile space with a great view of the garden.

#### Bathroom

2.21m x 2.72m (7'3 x 8'11)

A four piece suite including shower cubicle and separate bath finished with tiled walls and a heated towel rail.

#### Garden

Completely private, not over looked at all, accessed from the house or the rear gates, mainly block paved with seating areas, artificial grass and an array of flowers vines and bushes creating a private picturesque space for family and guests to enjoy together. The current owners favourite spot on a beautiful day is under the grape vine in the BBQ seating area.

#### Garage

A large double garage with log storage addition to the exterior side and rear, plus adjoining patio area. The garage also benefits from a stair case to more storage into the apex roof.

#### Cabin

A wonderful addition with a hot tub and a drinks area.

#### Local area

Ansty is a village and civil parish in the Rugby Borough of Warwickshire, about 6 miles northeast of Coventry city centre. Ansty has a gastro pub, The Rose and Castle just beside the canal and The Ansty Club on Grove Road. There is also The Ansty Golf Club which is open to none members. The Domesday Book of 1086 mentions Ansty as part of the hundred of Brinklow. The main landowner was Lady Godiva.

#### Tenure

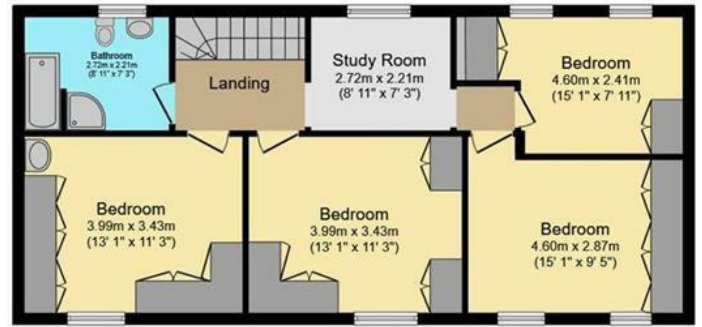
Freehold





### Ground Floor

Floor area 94.5 sq.m. (1,018 sq.ft.) approx



### First Floor

Floor area 68.2 sq.m. (734 sq.ft.) approx

Total floor area 162.7 sq.m. (1,751 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



### Viewing

Strictly by appointment only via Complete Estate Agents

### Local Authority

Rugby Borough Council

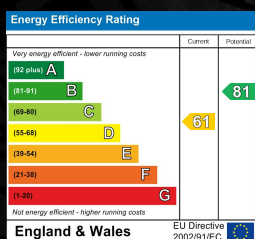


- Historic cottage
- Modern living spaces
- Cabin with hot tub
- Garden not overlooked, private
- Village location
- Beautiful features
- Large rooms
- BBQ area
- Large Garage
- Picturesque



## MAIN ROAD, NR COVENTRY

Viewing - Arrangements can be made by Complete Estate Agents on: 01788 550 800



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