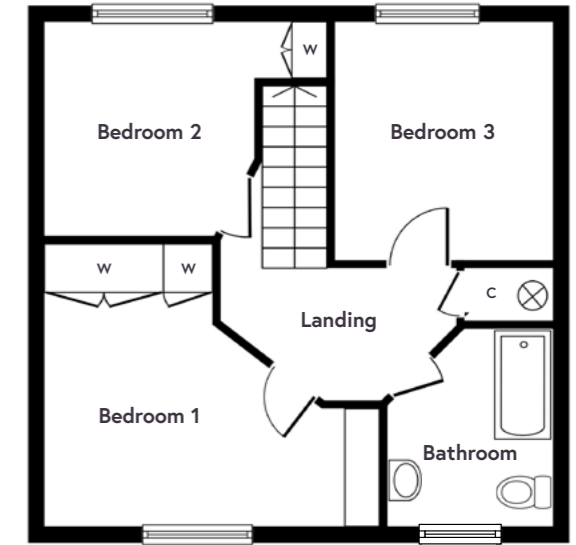
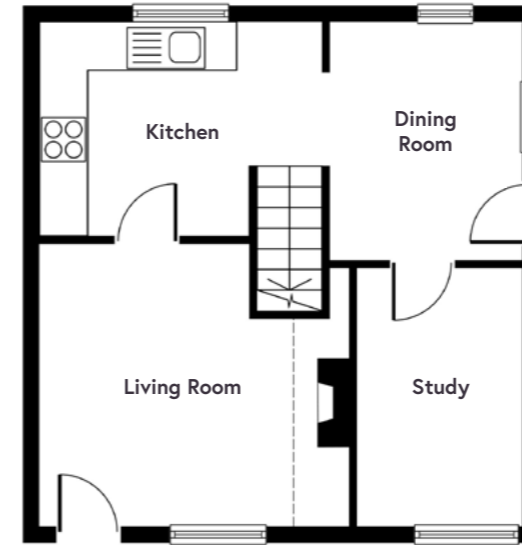


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Horseshoe Cottage,
Hockley Heath



GROUND FLOOR

- Kitchen** 3.50m (11'6") x 2.65m (8'8")
- Dining Room** 2.85m (9'4") x 2.05m (6'9")
- Living Room** 4.15m (13'7") x 3.50m (11'6")
- Study** 3.20m (10'6") x 2.05m (6'9")

FIRST FLOOR

- Bedroom 1** 4.07m (13'4") x 3.60m (11'10")
- Bedroom 2** 3.50m (11'6") x 2.60m (8'6")
- Bedroom 3** 2.90m (9'6") x 2.05m (6'9")
- Bathroom** 2.45m (8'0") x 2.05m (6'9")

GROUND FLOOR

Approx 37.4 sq metres (403 sq feet)

FIRST FLOOR

Approx 39.3 sq metres (424 sq feet)

TOTAL AREA

Approx 76.8 sq metres (826 sq feet)

(ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD BE USED FOR ILLUSTRATIVE PURPOSES ONLY)



HOUSE SUMMARY

Horseshoe Cottage has been recently redecorated and brand-new carpets have been fitted throughout. This pretty and eye-catching cottage has a large front driveway and a south-facing front lawn garden. Offered with no upward chain, on entering the main living room, there is an open fire to an exposed brick mantle and doorway in the kitchen.

The kitchen is fitted with an integrated electric hob, oven, under-counter fridge, and has space for a washing machine. There is a dining area with a courtesy door to the side, giving easy access to the rear bin storage and the front of the property. There is a 2nd reception room off the kitchen which is ideal for a study or playroom.

To the first floor is the bathroom, with a white suite and shower over the bath. There are 3 bedrooms, of which 2 have fitted wardrobes. There are exposed beams throughout the property and double-glazed windows.

There is a gravelled area to the rear of the property which is ideal for a shed and storage of bins.

LOCATION

Horseshoe Cottage could not be more conveniently placed for South Warwickshire jaunts and trips to the countryside. Stratford upon Avon is only 12 miles to the south, and Henley in Arden can be reached in under 5 miles (famous for its Henley Ice Cream!) The well-supported Boot Inn to the Old Warwick Road is 5 minutes distant by car.

The village lies a short distance via the A3400 Stratford Road from Junction 4 of the M42 motorway and Blythe Valley Business Park.

To the south is easy access to the M40 motorway opening up to the wider motorway network, with London Marylebone commutable by car in less than 2 hours.

Minutes from the centre of the village is Nuthurst Grange Country House Hotel. A most charming setting complete with heli-pad and excellent entertaining facilities amongst countryside views in over 7 acres of private woodland.

The village itself offers a convenience store, dentist, dry cleaners, butcher, bakery and high profile Rybrook speciality car showroom. Tudor Grange Primary Academy on School Road provides Primary education from Nursery to Year 6.



GENERAL INFORMATION

Tenure: Freehold
Services: Gas central heating boiler
EPC: Rating D

Local Authority: Solihull Metropolitan Borough
Council Tax: Band C
Grade II Listed

POSTCODE B94 6QR

AGENTS NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales details are approximate. Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to EB&P and under no circumstances are to be reproduced by a third party without prior permission.

ANTI MONEY LAUNDERING (AML)

We will appreciate your co-operation in fulfilling our requirements to comply with anti-money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, EB&P as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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