

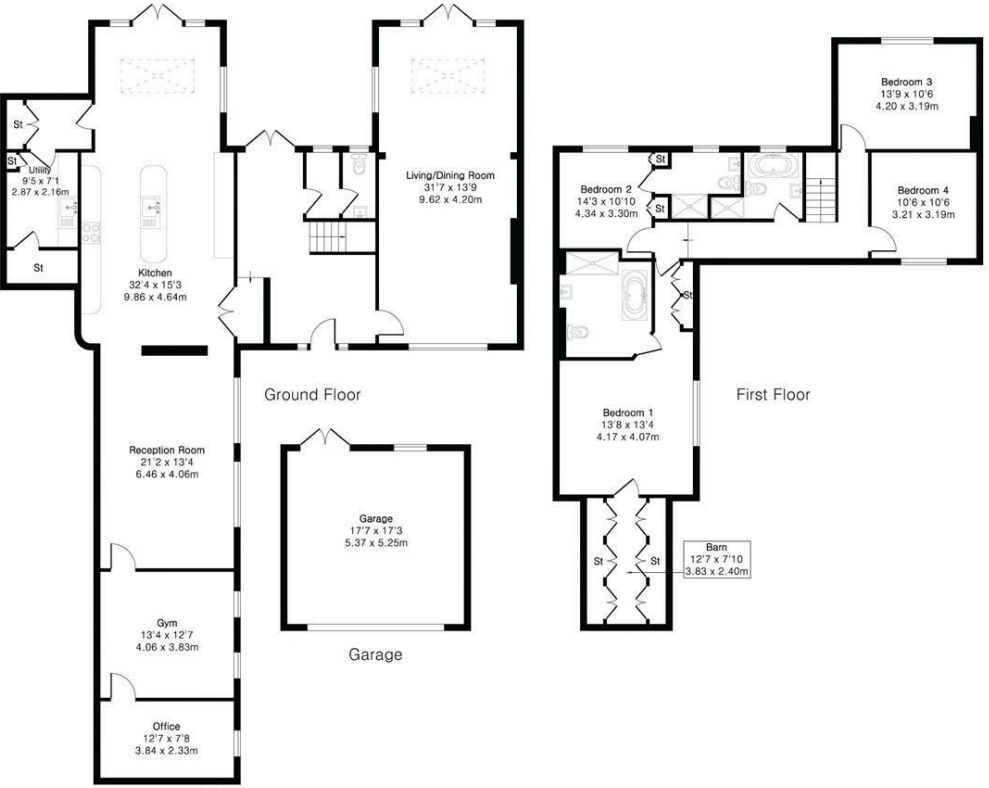
Finwood Road, CV35

Approximate Gross Internal Area 3178 sq ft - 295 sq m
(Including Garage)

Ground Floor Area 1874 sq ft – 174 sq m

First Floor Area 1001 sq ft – 93 sq m

Garage Area 303 sq ft – 28 sq m



PROPERTY ADDRESS
Windmill House
Cottage Finwood Road
Rowington
CV35 7DF

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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- Set within c2 Acres
- Impressive gated entrance and sweeping gravelled driveway
- Extended and modernised to the highest standard
- Four double bedrooms and three bathrooms
- Stunning principal bathroom with walk in wardrobe

The property is approached through private gates that open onto a sweeping gravel driveway, with plenty of space for parking and access to a double garage. Inside, the entrance hall with limestone flooring sets the tone for the rest of the home, leading to spacious and well-planned living areas.

The main reception rooms are filled with natural light. The dual-aspect living room offers a bright and comfortable space, while the open-plan kitchen and dining room provide an impressive hub for family life and entertaining. A striking central fireplace with wood burner links the kitchen and adjoining sitting room, adding both warmth and character. A study, gym, utility room and boot room complete the ground floor, offering flexibility for work, leisure, and everyday living.

Upstairs, there are four generous double bedrooms. The principal bedroom features fitted wardrobes and a large ensuite bathroom, creating a private retreat. The second bedroom also has its own ensuite, and the remaining two bedrooms are served by a modern family bathroom.

The gardens are a standout feature, carefully landscaped and extending to around 2 acres. A Breeze House provides the ideal spot for outdoor dining and entertaining while enjoying views over your very own open field beyond.

Windmill Cottage offers an excellent balance of character, modern comfort, and convenience, making it a rare opportunity to acquire a spacious home in a desirable countryside location.

