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SALES & LETTINGS

**QUEENS COTTAGE
QUEENS DRIVE
ROWINGTON
CV35 7DA**

Queens Cottage is a charming, spacious two-bedroom property with lots of potential. Nestled behind private gates this cottage sits comfortably on approximately a third of an acre plot with open field views to the rear.



The downstairs of Queens Cottage opens with an inviting entrance porch, leading to a spacious hall that seamlessly connects all ground floor rooms. The large lounge, adorned with a feature fireplace, creates a cozy and warm atmosphere, perfect for family gatherings. Through the lounge is a study, offering a quiet space for work or reading. The traditional kitchen is equipped with a classic Aga. The main bedroom is a good size, with a separate bathroom and shower. A versatile sitting room, which has served as a third bedroom, adds to the home's adaptable nature. The utility room, providing access to the conservatory and W/C, completes the ground floor.







Ascending to the upstairs, the landing leads to a double bedroom with bay window with a garden view and a sense of tranquillity. The separate spacious bathroom has potential to add a shower. The landing also houses ample storage space and provides access to the loft, offering additional storage or potential to extend STPP.





Queens Cottage boasts a large, private garden with meadow views. A gated entrance ensures privacy and security. Additionally, the property features a garage with a carport, providing ample space for vehicles and storage.







FEATURES

- Detached Two-Bedroom Cottage
- Large Lounge with Fireplace
- Spacious Entrance Hall
- Kitchen with Aga
- Sitting Room and Separate Study
- Two Spacious Bathrooms
- Utility Room and Conservatory
- Large Private Garden with Gated Entrance
- Garage with Carport

SIZE

Total - 1,559.7 Sq Ft

TENURE

Freehold

COUNCIL TAX

Warwick District Council Band F

SERVICES

Heating is by way of Oil and drainage is by way of a septic tank. It is advised that you confirm this at point of offer.

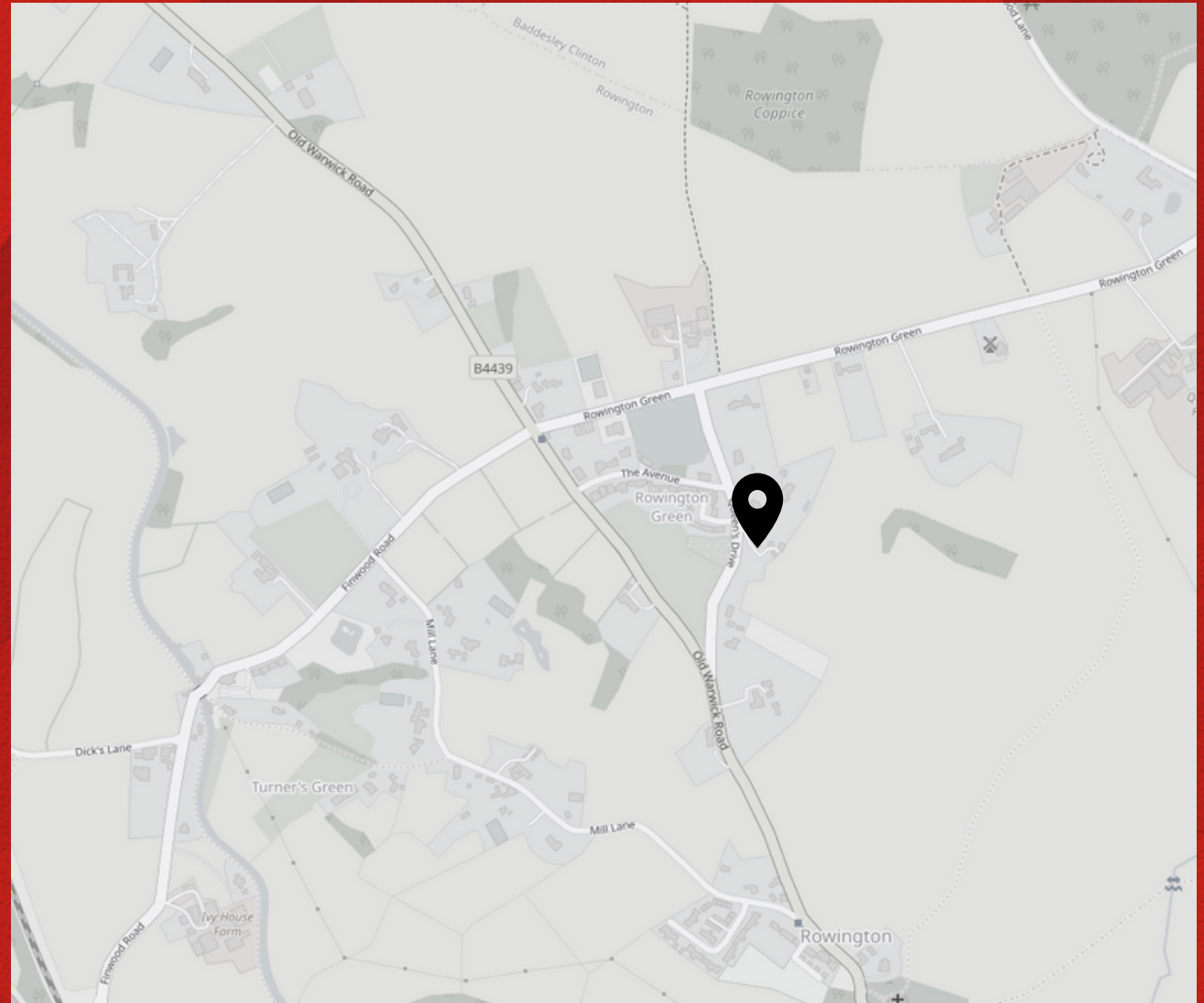
VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 01564 777 314

@ dorridge@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



LOCATION

Queens Cottage is situated in a serene location, set back from the hustle and bustle yet conveniently close to essential amenities. The property is surrounded by open fields, offering breathtaking views and a sense of rural tranquility. Its location combines the best of both worlds – the peace of the countryside with the convenience of nearby facilities, making it an ideal place for those seeking a balanced lifestyle.

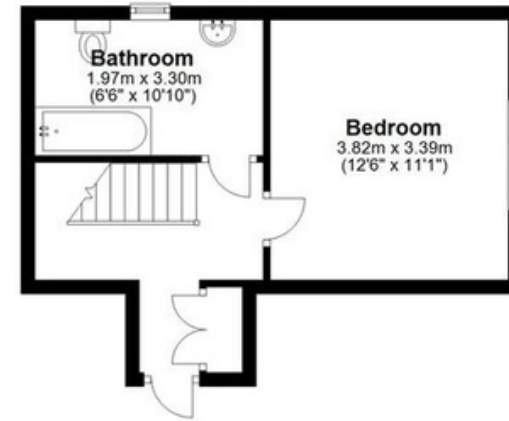
Ground Floor

Approx. 117.1 sq. metres (1260.9 sq. feet)




First Floor

Approx. 27.8 sq. metres (298.8 sq. feet)



Total area: approx. 144.9 sq. metres (1559.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

This floor plan is for illustrative purposes only; this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.

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