



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Woodside Cottage, Wolverton Fields  
Norton Lindsey, Warwick, CV35 8JN





## The Property

Occupying a premium position within an established, mature setting, this attractive period cottage is nestled within a generous plot and boasts open rural views to both front and rear. The modern yet character filled accommodation provides the perfect blend of function and charm, and radiates a welcoming feel, leaving a positive lasting impression. The property is being offered with no upward chain.

Being set back from the road beyond a generous frontage providing an open green space and generous gravel driveway, you enter the property and are greeted by an inviting reception hall with flagstone flooring, spot lights and access to a WC and cloaks. The living room is located to side, has dual aspect windows, wood flooring and a feature inglenook fireplace with inset log burner. From here, you also access a pleasant conservatory, offering additional reception space, access and views of the garden

The dining kitchen is an impressive semi open plan space, zoned to provide a well equipped, bespoke built kitchen, centred around a feature range, sleek quartz worktops and exposed ceiling beam. Tiled flooring continues through to a dedicated dining area, which also leads out to the garden.

To the first floor, a central landing provides access to four bedrooms and a family bathroom complete with bath, shower enclosure, WC and wash hand basin.











Externally, there is a generous mature garden to rear, laid mainly to lawn with a paved terrace which links the reception rooms together and provides the perfect space for alfresco dining. A brick built garden building serves as a great multipurpose space, an ideal gym, home office or hobbies room. There are also two substantial timber stores and a separate fenced play area. In all the property occupies approximately 0.25 acre.

### The Location

Norton Lindsey has a well-regarded junior and infant school, community pub and small shop, church, village hall, playground and sports field with a cricket pitch and football pitch, both of which are in regular use by village teams, and a range of social clubs. It is particularly well-located for access to the M40 motorway, 3.4 miles to junction 15 and 3.8 miles to Warwick Parkway station, which has a 1 hr 30 mins service to London several times an hour and 20 minutes to Birmingham. Stratford-upon-Avon is 7.5 miles way. The National Exhibition Centre, Birmingham International Airport and International Railway Station are also within 30 minutes' driving distance.







2



4



2



0.25 acre(s)



## GENERAL INFORMATION

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.

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 particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Electricity, water and drainage are all mains services, the central heating is oil fired.

Local Authority: Stratford Upon Avon, Council Tax Band C

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

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Total area: approx. 123.0 sq. metres (1324.4 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	63	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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