



VAUGHANREYNOLDS
ESTATE AGENTS

2 Curlieu Cottages, Curlieu Lane
Norton Lindsey, Warwick, CV35 8JR



The Property

Nestled in the heart of the Warwickshire countryside, 2 Curlieu Cottages offers a rare blend of period charm, stylish living, and semi-rural tranquillity. Located in the ever-popular village of Norton Lindsey — home to the characterful, community-run New Inn pub — this property is perfectly positioned for countryside living with excellent connections. Nearby Claverdon provides everyday essentials, including a primary school, doctors surgery, village hall, railway station and local shops. The cottage is ideally situated for access to Warwick, Leamington Spa, Stratford-upon-Avon, Henley-in-Arden and Birmingham, with the M40 just minutes away. For those travelling further afield, Birmingham International Airport, the NEC/BP Pulse LIVE and mainline rail links are also within easy reach.

Dating back to the late 19th century, 2 Curlieu Cottages is full of original character while offering a thoughtfully updated interior, blending traditional features with modern finishes. Extending to approx. 1,593 sq ft, the home also presents exciting potential for future development. There is permitted development to extend the rear dining area and create a fourth bedroom and larger bathroom upstairs, (should this be needed) along with full planning permission for a 77 sq m studio/office/gym.

Inside, the layout flows beautifully:

The welcoming hallway leads to a charming snug, with oak flooring, a log burner set on a tiled hearth, and twin front-facing windows. The sitting room to the rear enjoys views of the garden through French doors and continues the oak flooring theme.

A formal dining room boasts an original fireplace, built-in storage, sliding window shutters and oak floors and links through to the breakfast kitchen which is a highlight: vaulted ceilings, exposed beams, flagstone flooring and a hand-built kitchen featuring solid wood and granite worktops, Belfast sink, integrated appliances, and glazed doors opening to the garden.





Upstairs, the central landing leads to a stylishly re-fitted bathroom, three spacious double bedrooms, and a newly added en suite to the principal bedroom, complete with a large walk-in shower and countryside views.

Outdoor living is just as appealing.

Set in approx. 0.3 acres, the gardens have been recently reimagined by ISOLA Garden Design, bringing intrigue, structure and vibrant planting to every corner. Highlights include:

- A generous terrace for al fresco dining and entertaining
- Mature borders, trees, and seasonal planting for year-round interest
- A bespoke oak-framed outdoor room — perfect for hosting, relaxing or enjoying the outdoors whatever the weather
- Gravel pathways leading to a large shed and enclosed parking area accessed via double gates
- An oversized, detached double garage with power

And perhaps most memorable of all: the uninterrupted countryside views from both house and garden — a truly idyllic setting.

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 away. The National Exhibition Centre, Birmingham International Airport and International Railway Station are also within 30 minutes' driving distance.





3



3



2



0.30 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: Mains electric and water are connected to the property. Central heating is LPG. Drainage is private by way of a septic tank.

Local Authority: Warwick Council Tax Band F

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.

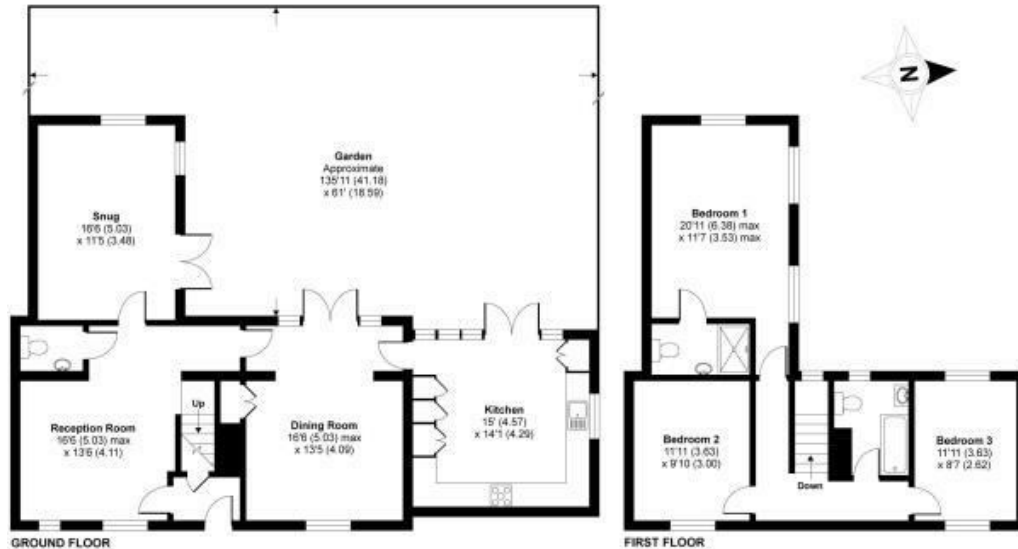
VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk

Curlieu Cottages, Curlieu Lane, Norton Lindsey, Warwick, CV35

APPROX. GROSS INTERNAL FLOOR AREA 1593 SQ FT 147.9 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2016 Produced for John Shepherd Vaughan & Co REF : 151005

