



The Bank, Warwickshire, CV8 3DA

Offers in excess of £425,000


KING

KING
HOMES

A delightful period cottage, listed as Grade II, is situated in the heart of the village with lovely views. The original structure dates back to the mid-1500s and is positioned slightly higher than the surroundings. This charming cottage offers a garage and additional parking at the rear. Inside, it boasts two spacious double bedrooms, a home office, and a plethora of original features such as beams, timbers, and exposed floorboards. These traditional elements beautifully complement the modern log burner, kitchen, bathroom, and en-suite. The rear garden is generously sized, requiring minimal maintenance, and provides a high level of privacy.

Stonleigh Village- This village is conveniently situated, making it easily accessible to Kenilworth, Leamington Spa, and Coventry, as well as the Universities of Warwick and Coventry. It boasts an appealing village church, a social club, a village orchard, and a vibrant village community that organizes numerous events throughout the year.



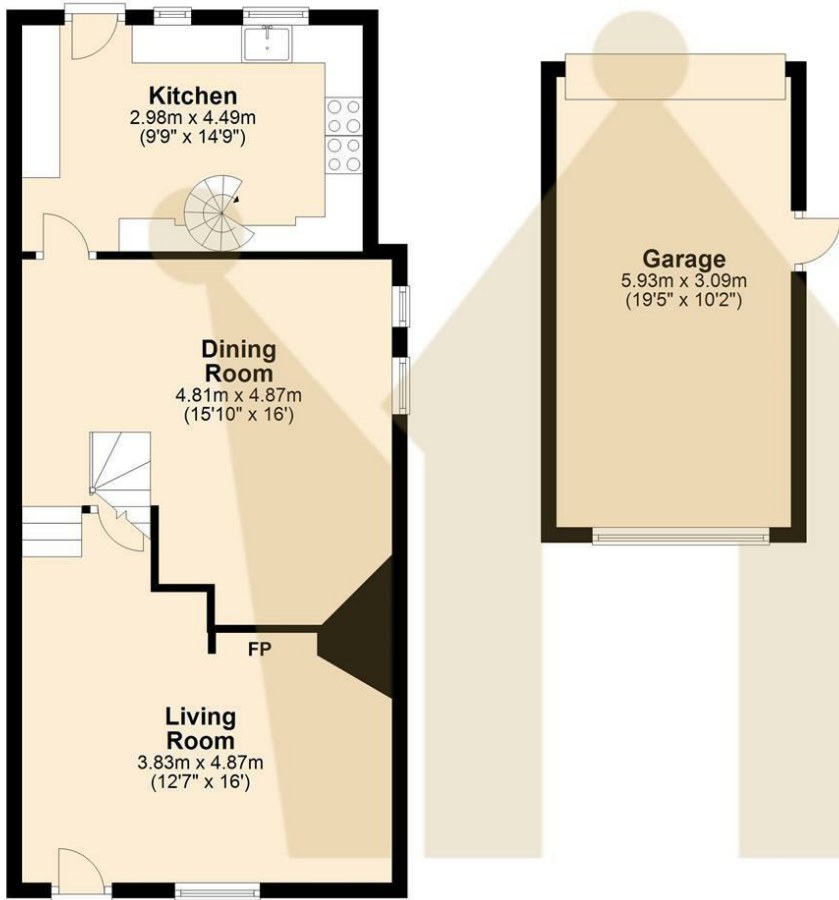
Living Room	12'6" x 15'11" (3.83m x 4.87m)
Dining Room	15'9" x 15'11" (4.81m x 4.87m)
Kitchen	9'9" x 14'8" (2.98m x 4.49m)
Landing	
Bedroom One	10'7" x 13'0" (3.24m x 3.97m)
Bedroom Two	13'7" x 7'4" (4.15m x 2.24m)
Bathroom	5'11" x 7'2" (1.81m x 2.19m)
Office	10'11" x 9'9" (3.35m x 2.98m)
En-Suite	5'1" x 5'9" (1.57m x 1.76m)
Garage	19'5" x 10'1" (5.93m x 3.09m)





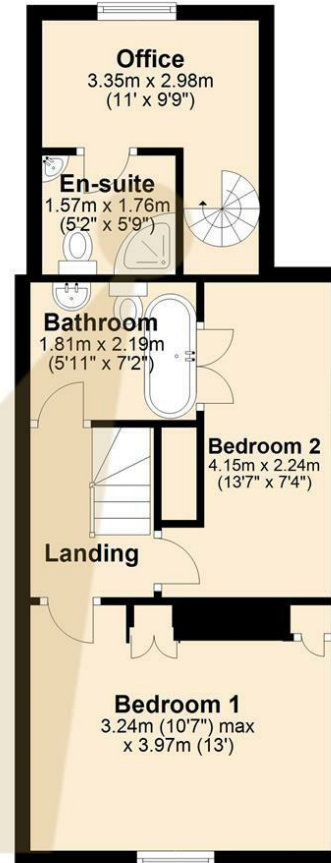
Ground Floor

Approx. 72.2 sq. metres (776.6 sq. feet)

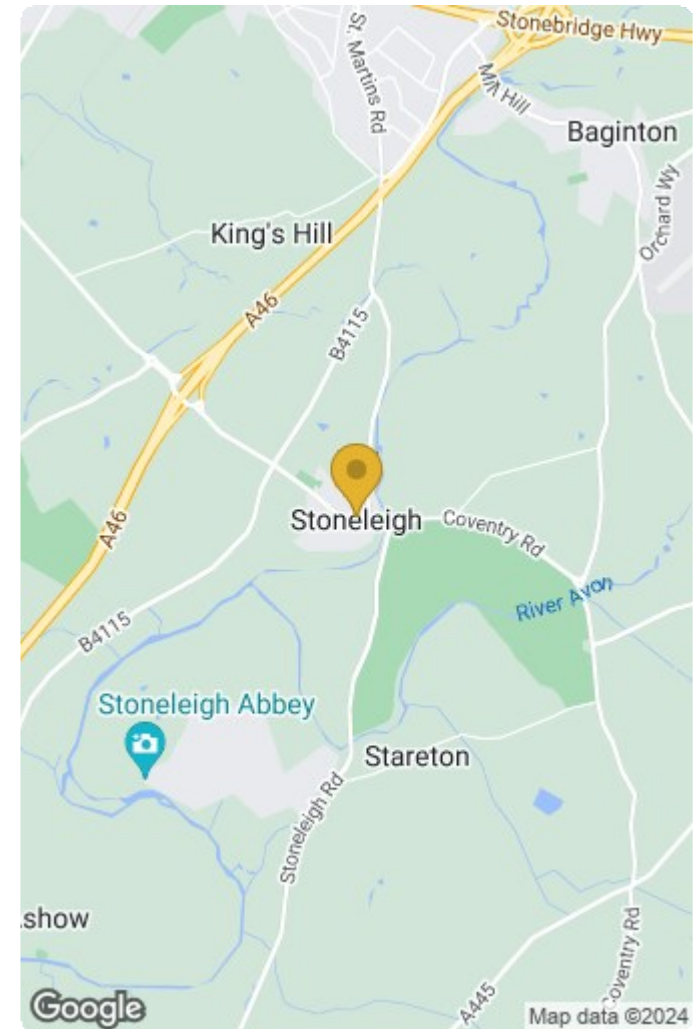


First Floor

Approx. 39.9 sq. metres (430.0 sq. feet)



Total area: approx. 112.1 sq. metres (1206.6 sq. feet)



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		