

An excellent opportunity to acquire a charming cottage set on a generously sized plot in the village of Cookhill. The property is arranged over two floors and briefly comprises: entrance storm porch, dining hall, kitchen/breakfast room, living room, bathroom and conservatory. To the first floor are three bedrooms.

Outside, the gardens wrap around the property and extend to about 0.36 acres. No upward chain.

#### **Entrance Storm Porch**

# **Dining Hall**

# 11'1" x 12'1" (3.38m x 3.69m)

Having a staircase rising to the first floor, a UPVC double-glazed window to the front elevation, a log-burning stove, ceramic floor tiles and exposed ceiling timbers. There is also an understairs cupboard. Doorway leading to:

# Kitchen/Breakfast Room

# 17'7" x 5'10" (5.36m x 1.78m)

Fitted with a range of wall and base units with laminate worktops, a four-ring gas hob with electric oven below, and a stainless-steel sink with mixer tap. There are two UPVC double-glazed windows to the side and rear elevations. An opening leads to the lobby area, with a further doorway to:

### **Bathroom**

# 7'3" x 7'9" (2.22m x 2.37m)

Fully tiled to all walls and floor, the bathroom includes a corner bath with mixer tap and shower attachment, a separate corner shower, and a WC and hand basin set within a vanity unit. There is a frosted window to the rear elevation.

# **Living Room**

## 9'9" x 11'5" (2.98m x 3.5m)

Having UPVC double-glazed windows to the front and side elevations, a central fireplace, and exposed ceiling timbers.

## Conservatory

## 9'3" x 6'6" (2.83m x 2m)

Constructed of single brick to half height with UPVC double-glazed windows and door, topped with a polycarbonate roof. Plumbing for a washing machine is provided. A doorway leads to the side garden.

## **First Floor**

#### **Master Bedroom**

#### 12'1" x 9'10" (3.69m x 3m)

A generously sized master bedroom with a UPVC double-glazed window to the front elevation.

## **Bedroom Two**

# 9'3" x 12'1" (2.83m x 3.69m)

A generously sized double bedroom featuring a UPVC double-glazed window to the front elevation and a range of fitted wardrobes.

## **Bedroom Three**

# 11'7" x 7'2" (3.544m x 2.2m)

Having a UPVC double-glazed window to the side elevation and fitted wardrobes. A doorway leads to a large storage cupboard housing the wall-mounted Worcester Bosch gas boiler.

#### Outside

The gardens wrap around the property and extend to approximately 0.36 acres, featuring mature trees, established shrubbery, several lawned areas, and an allotment area. There are multiple outbuildings, including a log store, a brick-built WC, several sheds, and a greenhouse. A large gravelled driveway provides access from the main road via a fivebar gate.

#### **Additional Information**

### Services:

Mains gas, electricity, water and drainage are connected to the property.

#### Broadband and Mobile:

Superfast Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps. For more information visit: https://checker.ofcom.org.uk/
Mobile signal coverage (both voice and data) is

available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Good/Variable' and the indoor availability being rated 'Good/Variable'. For more information, please visit: https://checker.ofcom.org.uk/.

## Council Tax:

Stratford-upon-Avon District Council - Band D

Tenure: The property is freehold with vacant possession given on completion of sale.

#### Flood Risk:

Rivers and the sea

Yearly chance of flooding - VERY LOW Yearly chance of flooding between 2036 and 2069- VERY LOW

# Surface water

Yearly chance of flooding - VERY LOW Yearly chance of flooding between 2040 and 2060 - VERY LOW

For more information, please visit: https://www.gov.uk/check-long-term-flood-risk

# Fixtures and Fittings:

All the items mentioned in the particulars are included in the sale, others if any are specifically excluded.

#### Viewing

Strictly by prior appointment through John Earle on 01789 330 915.

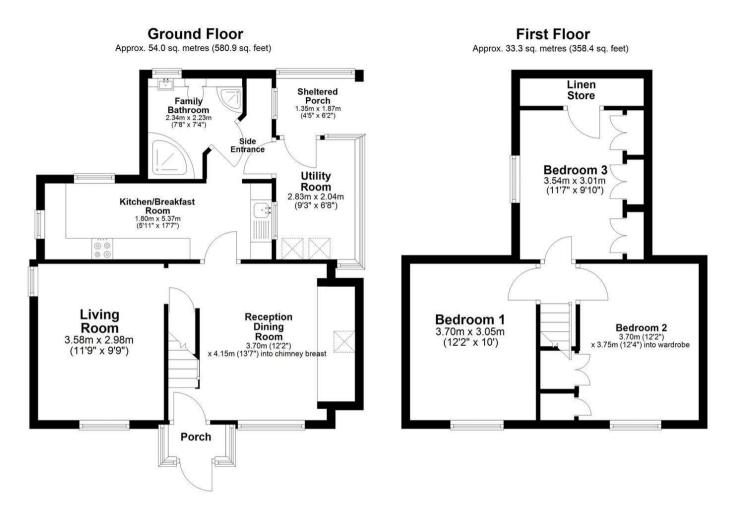
John Earle is a Trading Style of John Earle & Son LLP

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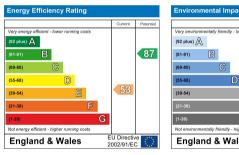


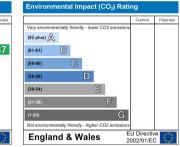












Total area: approx. 87.3 sq. metres (939.3 sq. feet)

