



Rose Cottage, Lapworth Street, Lowsonford, Henley-in-Arden, B95 5HG

Guide Price £490,000

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## Rose Cottage, Lapworth Street, Lowsonford, Henley-in-Arden, B95 5HG

Not only does this lovely Cottage have roses around the door but Wisteria too. In the heart of this unspoilt village you will find this well cared for, beautifully presented 3 bedroom Cottage. Every box on your wish list will be ticked by the delightful home which must be viewed to appreciate. Lowsonford is a thriving community with a Pub & well used village Hall. Canalside and country walks are all on your doorstep. Henley in Arden is about 4 miles away.

### PORCH

Half glazed door & side windows. Oak inner door with leaded light inset opens into,

### SITTING ROOM

Light Oak Amtico flooring which extends into both reception rooms. This room features recessed wood burning stove on raised flagstone hearth with brick sides under wooden mantle. Low level cupboards either side and shelving. Twin half glazed doors into,

### DINING ROOM

Staircase to one side . Half glazed French doors opening out on to the patio.

### GALLEY KITCHEN

Fully fitted with painted distressed French style kitchen units in cream. Extensive range of base cupboards & drawers standing on a tiled floor. Contrasting laminate worktop. China Belfast one & a half sink & drainer with mixer tap below double glazed front window. Wall cabinet with lighting below. Integrated fridge, recess with plumbing for a washing machine. space for under top fridge & tumble dryer. Recess for range style cooker. with extractor & lighting above. Space for large freestanding fridge/freezer.







## REAR LOBBY

Tiled floor. Hardwood stable door out to the garden.

## WC

Folding part obscure glazed door. High flush unit. wall mounted wash basin & rear window.

## ON THE FIRST FLOOR

Staircase with painted wood panelled side. Pine doors into,

## BEDROOM ONE (front)

Original exposed wide plank wooden floor. Five fitted wardrobe doors either side of matching six drawer chest. Plus low level seating with a further four drawers below. Shuttered double glazed window. Loft access.

## BEDROOM TWO (rear)

Shuttered double glazed window. Further natural light via Velux skylight. Oak laminate flooring.

## BEDROOM THREE (rear)

Currently used as a walk in wardrobe & sewing room. Oak laminate flooring. Fitted with hanging rails & shelving.









## BATHROOM

Fully tiled floor & wall. Enamel bath with mixer tap & hand held shower below shuttered double glazed window. Large corner shower with glass door & side screens. WC. Wall mounted wash basin with double cupboard below. Illuminated medicine cupboard and adjacent shaver socket. Chrome towel radiator Downlights & extractor . Airing cupboard housing lpg combi boiler.

## MAGNIFICENT GARDEN

Starting with a sheltered patio & gated side passage with EV point. Steps up to the hot tub (which is available by separate negotiation) Further steps passed waterfall & pond. Extensive lawn with stepping stone footpath. to the final part which has fruit trees & two timber sheds.

## HOME OFFICE / TREATMENT ROOM

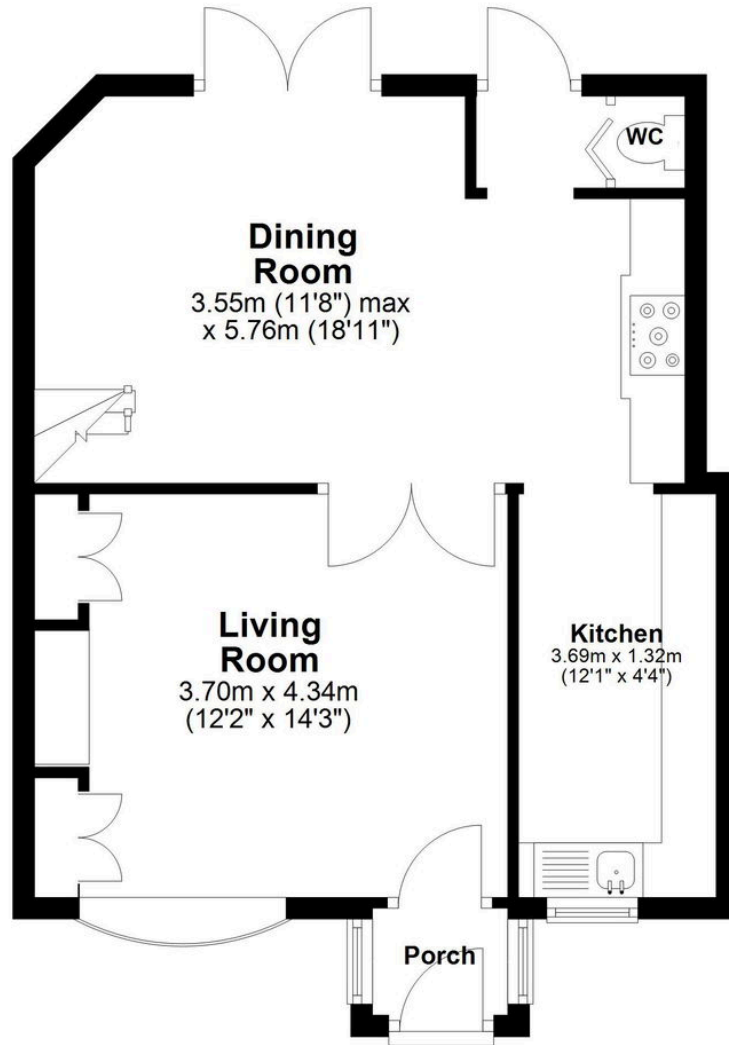
A recent installation. A timber building with fully glazed double front doors. & further side window, Power & lighting.





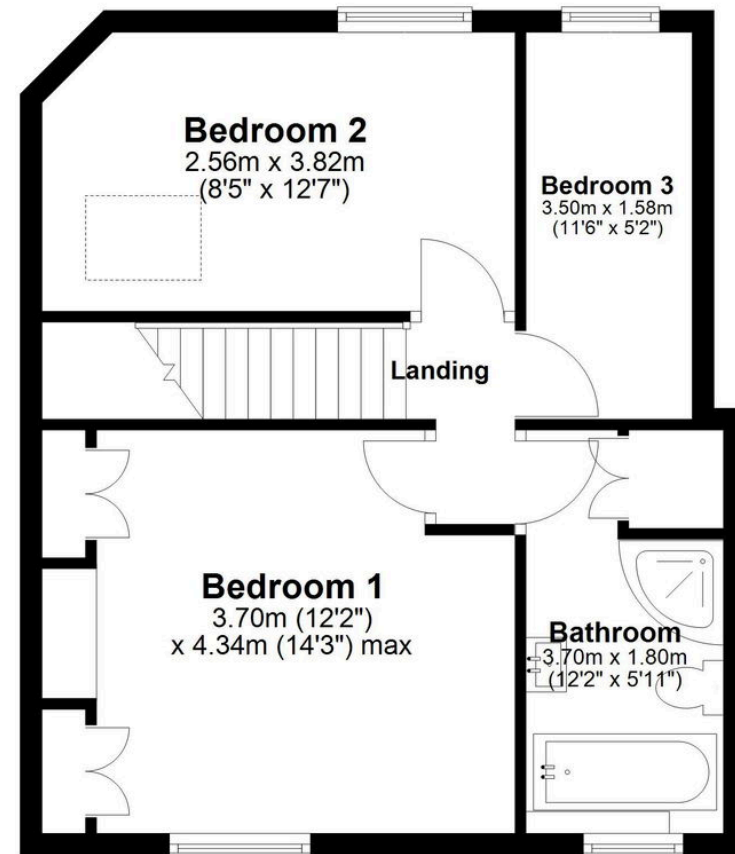
## Ground Floor

Approx. 44.4 sq. metres (478.0 sq. feet)



## First Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



Total area: approx. 89.2 sq. metres (959.9 sq. feet)