



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

The Heath, Dunchurch, Warwickshire

£395,000

2 3 4



*** THROUGH THE LOOKING GLASS *** This delightful home is located the ever popular Village of Dunchurch, Nr Rugby. A beautiful Grade II listed Cottage which has been extended with the relevant consents and permissions by the previous owner. Thatched on the main roof and presented in fabulous order throughout, this delightful Cottage sits on a quiet no through lane just off Cawston Lane . Offering Two/Three bedrooms with versatile reception room space and multiple bathrooms. A large dining/family space greets you from the modern kitchen with its vaulted ceiling and real well (secured with grate & safety glass!) and a further reception room and ground floor shower room offers versatile accommodation options. To the outside is a superb, private landscaped garden with wild flower borders, an Alice in Wonderland themed chess board patio, hedge maze and mirror plus lawn and more patio space. Further benefits include driveway, gas central heating, original exposed timber beams, solid wood flooring, flagstone tiling and more. EPC tbc. C/Tax band D.

GENERAL INFORMATION -

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. The cottage is Grade II listed. SERVICES: all mains' services are connected but not tested. The telephone is available subject to the appropriate telephone company's regulations. Skilton & Hogg have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

PROPERTY BUILD TYPE: Period 17th Century Cottage, Plastered, possibly over puddled clay with some timber framing plus brick walls. Thatched main Roof. BROADBAND: Is available according to public records. Buyers are advised to check before purchasing. A buyers property guide is available online with further information. LOCAL AUTHORITY: Rugby. COUNCIL TAX BAND: D ENERGY PERFORMACE RATING: Not required.



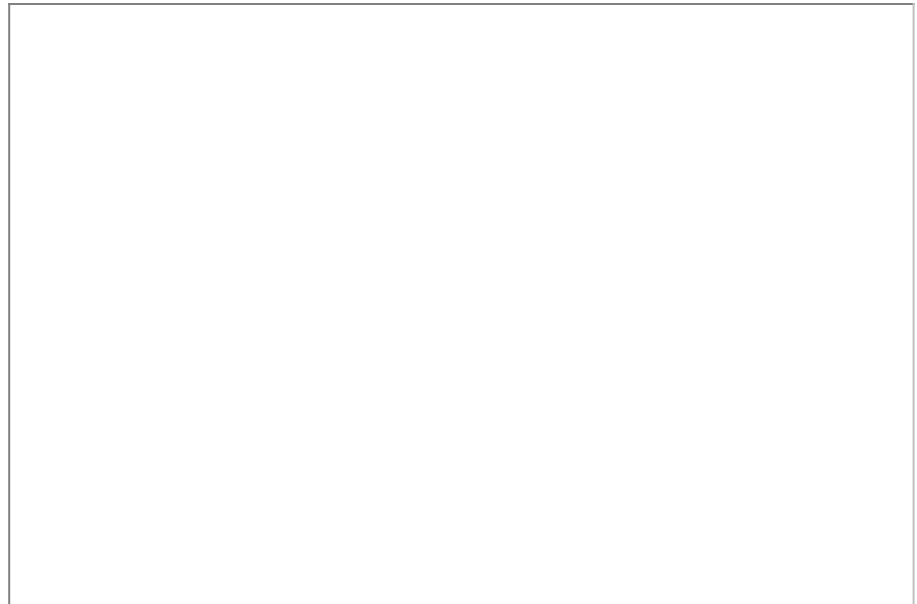
GROUND FLOOR
850 sq. ft. (79.0 sq.m.) approx.

1ST FLOOR
432 sq. ft. (40.2 sq.m.) approx.



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 TOTAL FLOOR AREA: 1283 sq. ft. (119.2 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and fittings should be approximated and not necessarily a basis for any contract or agreement. This is for illustrative purposes only and should not be relied on for any prospective purchase. The services, systems and appliances shown here are not tested and not to be taken as being guaranteed or approved by any authority.

- Thatched 17th Century Cottage
- Grade II Listed
- Multiple Reception Rooms
- Grd Floor Shower Room, Ensuite & Bathroom
- Driveway
- Extended
- Two/Three Bedrooms
- Modern Kitchen & Large Diner/Family Room
- Landscaped Cottage Garden
- EPC tbc. C/Tax Band D



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