



ROSE COTTAGE

Birmingham Road, Hatton, Warwick, CV35 7EY

Rose Cottage is a spacious three bedroom detached house with a large garden in a sought after location.

£1,500 PCM

Orpwood House, School Road
Ardington, Wantage, Oxfordshire OX12 8PQ
T 01235 862888 | E oxford@brown-co.com

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Description:

Rose Cottage is a three-bedroom detached house set in a beautiful rural location with far reaching views over arable fields. The property benefits from 2 large living rooms on the ground floor with a kitchen, bathroom and separate WC, whilst upstairs there are three spacious double rooms one with an ensuite shower room. Outside, the property has a large garden laid to lawn with parking for two cars off a private road, to the side of the property. The property is conveniently located within 4 miles of Warwick City Centre and 10 miles of junction 15 of the M40. Hatton train station is conveniently located 2 miles away with direct trains into Birmingham and London.

Directions:

From Junction 15 of the M40 take the A46 toward Coventry. Exit the A46 for Warwick and at the roundabout take the exit onto the A4177. Continue along Birmingham Road for approximately 3 miles and the property is on the left-hand side of the road opposite The Falcon public house.

Accommodation:

From the side door into the Kitchen (4.04m x 3.05m) a fitted unit, built in oven and hob, a single drainer stainless sink and space for a washing machine. Leading through in to the rear corridor which gives access to the bathroom with a wash basin, bath with shower over and fitted cupboards, a small utility room and separate W.C. The property also provides a Lounge (4.59m x 4.33m) with ornamental fireplace, wall mounted radiator, secondary glazing, door to front and stairs to first floor. A Lounge (4.52m x 4.11m) with ornamental fireplace, wall mounted radiator, secondary glazed window. The first floor has three large bedrooms. Bedroom 1 (4m x 3.12) has an ensuite with W.C wash basin and shower. Bedroom 2 (4.64m x 4.35m) has a large window to the front of the property. Finally, bedroom 3 (4.14m x 4.14m) again has a large window to the front of the property. Outside the property benefits from a large garden laid to lawn and two sheds. All measurements to maximum sizes.

Services:

Mains water, gas and electric available.

Furnishing:

To be let unfurnished with floor coverings and oven only. A photographic Record of Condition will be taken at the start of the tenancy, with a copy being supplied to the tenant.

Deposit:

The deposit is £1,730 (the equivalent of 5 weeks rent) to be held the Tenancy Deposit Scheme.

Energy Performance:

The Energy Performance Efficiency Rating is E.

Council Tax:

Warwick District Council: Council tax band: E

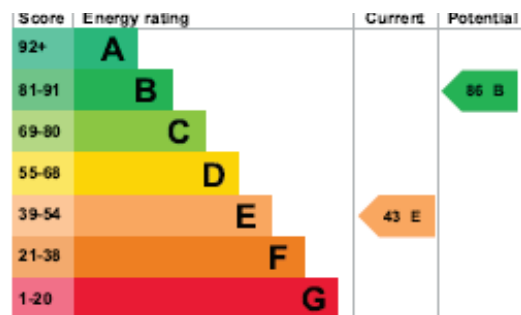
Council Tax charges for 2025/2026: £2,848.41

Availability and Viewing:

The property is available from 1st October 2025. Viewing by appointment only through Agents, Brown & Co, Oxford 01235 862888 or oxford@brown-co.com

Right to Rent Checks:

In accordance with the most recent Right to Rent Checks, potential tenants will be required to provide proof of identity and address to the agent once an offer has been submitted and accepted (subject to contract).



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