



**1 The Gables, Brook Road,  
Aston Cantlow, Warwickshire B95 6JD  
By Auction £325,000**

The above site will be offered by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 18th June 2024 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE.

A rare opportunity to acquire a magnificent period property in the delightful village of Aston Cantlow. It is the first time the property has come to the open market in over 50 years and offers superb scope for modernisation, refurbishment and extension (STPP). We believe this pretty Victorian cottage dates back to 1876 and features a number of character features throughout, to include; feature fireplaces and original brick built outbuildings. The property is in need of general re-furbishment and modernisation and briefly comprises; entrance hall, living room, breakfast kitchen, downstairs shower room and three bedrooms. The property further benefits from a large rear garden with open views to the rear, detached garage, generous sized driveway and brick built outbuildings to include; coal house, shed and wash house.



This delightful end of terrace character cottage is situated in the 'heart' of Aston Cantlow, fronting Brook Road. It is situated central to all amenities in the village to include; village hall, tennis courts, The 'Kings Head' Public Inn and Aston Cantlow Social Club. The property is set back from the road behind a timber picket fence, pedestrian wrought iron gates and post chain linked fencing which gives access to the foregarden, driveway and detached garage. Beneath a pitched tiled roof canopy, a large timber front door opens into:-

#### Entrance Hall

With staircase rising to the first floor, leaded light window to the front and door opening into:-

#### Living Room

14'0" x 12'0" min / 14'0" max into bay (4.29m x 3.66m min / 4.27m max into bay)

With feature double glazed bay window to the front, feature brick fireplace with open fire and tiled hearth. Built in wall cupboards and shelving to the alcoves, and door opening into:-

#### Breakfast Kitchen

12'0" max x 11'8" (3.68m max x 3.58m )

Feature fireplace with log burning stove, tiled hearth and timber surround over. Kitchen wall and base units with roll top work surface over, inset stainless steel sink unit and drainer, window overlooking the rear garden. Space for a freestanding cooker, space and plumbing for an automatic washing machine and space for a fridge/freezer. A timber door leads out to the rear porch and garden, and a door opens into:-

#### Cloakroom

With window to the side, under-stairs storage cupboard with obscure glazed window and fitted shelving. Flagstone flooring and sliding door opening into:-

#### Shower Room

7'11" x 5'0" (2.43m x 1.53m )

Shower unit with electric shower over, pedestal wash hand basin, low level W.C, tiling to splash backs and obscure glazed window to the rear.

#### First Floor

With window to the side, hatch giving access to the loft and doors to three bedrooms.

#### Bedroom One

12'10" min / 14'3" max x 9'8" (3.92m min / 4.36m max x 2.96m)

With window to the front.

#### Bedroom Two

10'11" x 8'2" (3.35m x 2.51m)

With window to the rear overlooking the garden and tennis courts beyond.

#### Bedroom Three

8'10" x 7'11" (2.70m x 2.42m)

With window to the side and airing cupboard housing the hot water cylinder and fitted shelving.

#### Outside

To the rear, is split into two sections with the first section being a generous tarmac driveway providing off road parking for several vehicles and giving access to the garage. There are a number of mature plants, trees, shrubs and bushes. A wrought iron gate opens into the rear garden.

#### Outbuildings

There are a number of outbuildings to include:-

#### Coal House

11'10" x 9'4" (3.63m x 2.85m)

This original brick built coal house features power and lighting, and window to the front.

#### Brick Built Shed

9'8" x 5'2" (2.96m x 1.59m)

Brick Built shed adjacent to the coal house.

#### Detached Garage

18'2" x 8'6" (5.55m x 2.60m)

With metal up and over door, window to the rear, and timber door to the side.

#### Wash House

11'1" x 9'1" (3.38m x 2.77m)

Brick built original wash house with leaded light window to the side and brick laundry mill with boiler.

#### Garden

This delightful large rear garden is mainly laid to lawn and features a number of mature trees, bushes, plants and shrubs. There is a timber summerhouse, sheds and greenhouse. To the rear of the garden there are far reaching views over the rolling Warwickshire Countryside beyond.

#### Location

Aston Cantlow is a small, pretty village situated in the county of Warwickshire. It is set amongst undulating countryside and provides such amenities as The Kings Head (pub and restaurant), parish church, tennis club, and village hall. The nearby town of Stratford-upon-Avon is renowned as the region's cultural centre, being the birthplace and burial place of the world renowned and celebrated playwright and poet, William Shakespeare, and thus, is the home of the Royal Shakespeare Theatre. There are an excellent range of shopping and recreational facilities in the town centre, as well as at the Maybird and Rosebird Centres, together with a number of quality restaurants and public houses. The area is well served by schools to suit all age groups, including public, grammar and private schools, for both boys and girls. The local railway station offers regular trains to Leamington Spa, Solihull and Birmingham City Centre. It is within easy access of the A46, which, in turn, provides fast links to the M5, M6, M40 and M42 motorways.

#### Services

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

#### Authorities

National Grid ([www.nationalgrid.co.uk](http://www.nationalgrid.co.uk))

Severn Trent Water ([www.stwater.co.uk](http://www.stwater.co.uk))

Stratford-on-Avon District Council ([www.stratford.gov.uk](http://www.stratford.gov.uk))

Warwickshire County Council ([www.warwickshire.gov.uk](http://www.warwickshire.gov.uk))

#### Tenure and Possession

The property is freehold and vacant possession will be given on completion, scheduled for 28 days after the auction i.e. 16th July 2024 (or earlier by mutual arrangement).

#### Fees

On the fall of the hammer, the successful purchaser will be required to sign the auction contract and pay a 10% deposit (minimum £5,000) to the vendor's solicitors, together with an administration fee of £800 (plus VAT) to the auctioneers, in the room, on the night.

#### Rights of Way and Easements

This property is subject to all rights of way and easements that may exist. It is to be noted there is a right of way on foot across the tarmac area to the rear, to a gate in the boundary between No.1 and No.2, and its for the benefit of gaining access to No.2, and for no other purposes.

#### Viewings

By appointment only.

#### Vendor's Solicitors

A full auction pack is available from the vendor's solicitors and their details are as follows:

Wallace Robinson & Morgan

4 Drury Lane

Solihull

B91 3BD

Tel. No. 0121 705 7571

Acting – Mr Gary Sawyer

Email - [GarySawyer@wallacerobinson.co.uk](mailto:GarySawyer@wallacerobinson.co.uk)

#### Conditions of Sale

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the vendor's solicitor. These conditions may be inspected during the usual office hours at the offices of the vendor's solicitor mentioned in these sales particulars during the five days, exclusive of Saturday and Sunday, immediately before and exclusive of the day of the sale. The conditions may also be inspected in the Sale Room at the time of the sale, but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

#### Money Laundering

Money Laundering Regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full UK Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's solicitor when signing the contract.

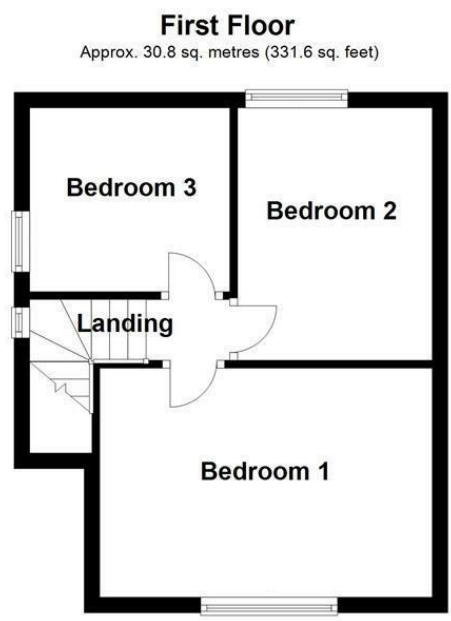
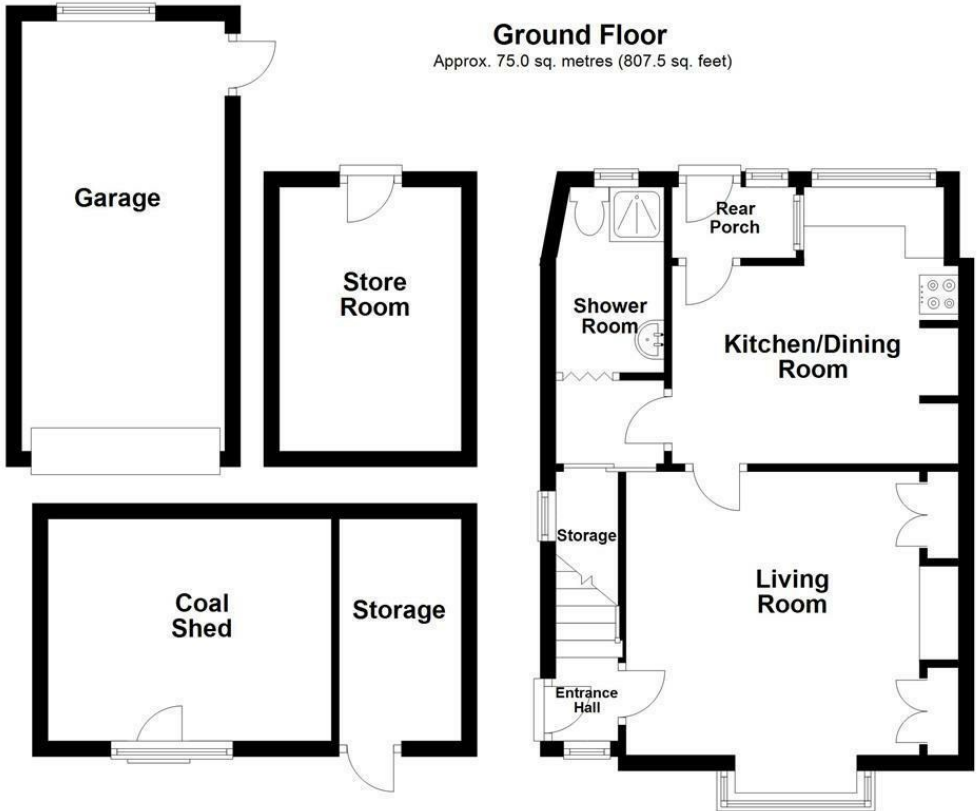
#### Agents Notes

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single figure guide (RICS Common Auction Conditions 7th Edition).

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Total area: approx. 105.8 sq. metres (1139.0 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract. Plan produced using PlanUp.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>59</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>8</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>59</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>25</b>
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

