



**Clematis Cottage,
Old Warwick Road, Rowington, Warwickshire, CV35 7AA**

Offers In The Region Of £875,000

Set amongst the rolling fields of the glorious Warwickshire countryside and looking back towards the Grand Union Canal, Clematis Cottage is an exceptionally presented detached family home that offers the perfect blend of rural charm and modern living. In brief, the well laid out accommodation comprises; four good-sized bedrooms, two bathrooms, three reception rooms (including snug/study), beautifully fitted breakfast kitchen, utility room, and downstairs WC. Outside, the generous plot, which totals 1 acre, incorporates pleasant wrap-around gardens, detached double garage with adjoining car port, brick-built home office, two stables, and established paddock totalling 0.77 acres.

The delightful village of Rowington boasts an active village hall, thriving pub (Tom O' The Wood Country Pub & Restaurant) and historic parish church of St. Laurence, which dates from medieval times. It is also well placed for the amenities available in the larger villages of Lapworth, Knowle and Dorridge. The nearest railway station ("Lapworth") offers regular direct trains to Warwick, Leamington Spa, Solihull, Birmingham (City Centre) and London (Marylebone). The village is also within easy access of the M40 (J16) motorway, which, in turn, provides fast links to the M5, M6 and M42 motorways. In addition, the neighbouring towns of Warwick, Leamington Spa and Solihull provide a range of shopping and recreational facilities, as well as a wide choice of state, independent and grammar schools.



This property is accessed via a stoned driveway lying to the South-West, which provides parking for multiple vehicles and gives access to the double garage with adjoining car port and paddock.

The front door opens into:

Entrance Hall

With staircase rising to the first floor. Door into:

Breakfast Kitchen

23'1" x 19'7" (max) (7.05m x 5.98m (max))

• Breakfast Area

With Velux roof light, UPVC double glazed windows to the front, wooden glazed door leading to the rear garden, internal door leading to the utility room, and quarry tiled floor. Wide opening into:

• Kitchen Area

Fully refitted around three years ago; with UPVC double glazed windows to the side and rear, a range of Shaker-style wall, drawer and base units with granite work surfaces and matching upstands over, inset Belfast sink with chrome mixer tap over, fitted oil-fired Rayburn cooker with back boiler and 7-day programmer (producing hot water for the heating system), built-in "Neff" double oven (top oven being combination microwave and grill), central island with matching granite work surfaces and inset "Neff" 4-ring induction hob with central extractor fan unit, built-in "Neff" dishwasher, and quarry tiled floor.

Utility Room

7'3" x 6'7" (2.22m x 2.01m)

With hatch providing access to roof space, UPVC double glazed window to the rear, wooden door leading to the rear garden, beech block work surface with inset porcelain single drainer sink and swing mixer tap over, space for a fridge-freezer, and quarry tiled floor.

Dining Room

15'5" x 12'9" (4.71m x 3.91m)

With coving to the ceiling, UPVC double glazed window to the front, and feature recessed fireplace with blue brick hearth and inset "Morsø" wood burner. Door to:

Snug/Study

10'1" x 9'6" (3.09m x 2.90m)

With coving to the ceiling, UPVC double glazed window to the front, and brick chimney breast with brick mantelpiece, inset wood burner and raised slate hearth.

Downstairs WC

9'7" x 4'10" (2.93m x 1.48m)

With UPVC double glazed window to the side, low level WC, pedestal wash hand basin, and quarry tiled floor. Double doors into:

Storage Cupboard

With storage space and shelving.

Living Room

22'2" x 11'11" (6.76m x 3.65m)

With UPVC double glazed windows to the side and rear, oak glazed double doors leading to the rear garden, and built-in media wall incorporating television points and space for speakers/stereo units etc.

First Floor Landing

16'8" (max) x 9'0" (max) (5.10m (max) x 2.75m (max))

L-shaped and being a galleried style; with hatch giving access to the roof space. Door into:

Bedroom One

12'10" x 12'2" (3.92m x 3.72m)

With UPVC double glazed windows to the side and rear giving fine views over the rear garden and open countryside beyond.

Bedroom Two

12'9" x 12'5" (3.89m x 3.79m)

With UPVC double glazed window to the front overlooking the open countryside to the East, and a range of built-in wardrobes with hanging rails and shelving.





Bedroom Three

15'4" x 9'6" (4.68m x 2.90m)

With UPVC double glazed windows to the front and side giving fine views to the fields at the side and open countryside to the East.

Bedroom Four

11'11" x 7'0" (3.65m x 2.14m)

With UPVC double glazed windows to the side and rear giving fine views over the rear garden and grounds to the South and West.

Family Bathroom

8'5" x 6'2" (2.57m x 1.88m)

With UPVC double glazed window to the front, 3-piece suite comprising; freestanding bathtub with telephone-style shower attachment, central mixer tap and cast iron clawed feet, low level WC, wall mounted wash hand basin set within chrome stand and with hot-and-cold taps over, feature panelling to the walls to part height, chrome towel rail incorporating radiator, and sanded pine flooring. Double doors into:

Storage Cupboard

With shelving.

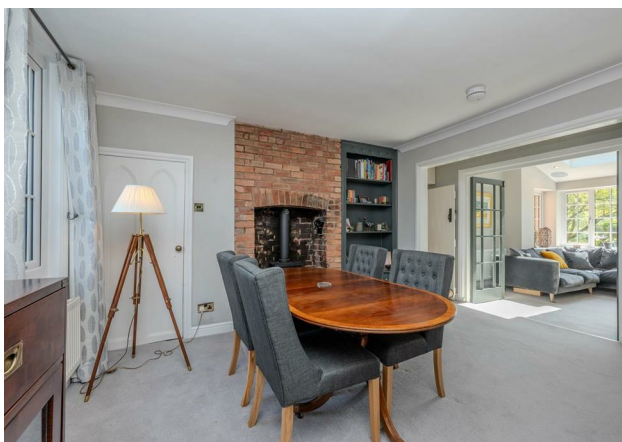
Shower Room

6'11" x 5'5" (2.13m x 1.67m)

With UPVC double glazed window to the side, 3-piece suite comprising; corner shower cubicle with glazed screen and electric shower over, low level WC, pedestal wash hand basin with hot-and-cold taps over, extractor fan, ceramic tiling to the walls to full height, chrome towel rail incorporating radiator, and sanded pine flooring.

Linen Store

Housing the copper cylinder immersion heater with slatted shelving.



Gardens and Grounds

The neatly landscaped gardens feature gravelled areas and raised flower beds.

Summer House

6'6" x 6'6" (2.00m x 2.00m)

Of timber construction; with pitched felt roof, glazed personnel doors, and timber floor.

Detached Double Garage

19'3" x 16'11" (5.89m x 5.17m)

Of brick construction; with a slate roof, strip lights to the ceiling, two electrically operated up-and-over doors, part-glazed personnel door to the side, armoured cable power supply to power points, and concrete floor.

Car Port

16'11" x 8'7" (5.17m x 2.64m)

Located at the side of the detached double garage and of timber framed/clad construction.

Home Office

14'8" x 8'9" (4.49m x 2.67m)

Of brick construction; with recessed ceiling downlights, dry-lined walls, and windows to either side. There is good Wi-Fi access available via the main house.

Stable One

13'6" x 12'9" (4.14m x 3.90m)

Of brick construction; with pitched corrugated metal roof (over 18mm marine plywood), obscure glazed window to the front, stable door to the front, and concrete floor.

Stable Two

12'10" x 12'9" (3.92m x 3.90m)

Of brick construction; with pitched corrugated metal roof (over 18mm marine plywood), obscure glazed window to the front, stable door to the front, and concrete floor.

Paddock

Totalling 0.77 acres (further adjoining land is available to rent, if required).

Directions

Postcode - CV35 7AA

What3words - ///propose.lamplight.single (for the driveway)

From the centre of Lapworth, proceed South-Easterly down the B4439 and go through Rowington, passing the church on your left. Then drop down the hill and after approximately 0.5 miles, the property will be found on the right, with the driveway entrance being to the left-hand side of the cottage.

Additional Information

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated 'Limited' and 'None'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Warwick District Council - Band G

Fixtures & Fittings:

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

Flood Risk:

This location is in 'Flood Zone 3' (High Probability), however, the vendors have advised that the property has never flooded during the 20+ years of ownership and the buildings insurance is provided on standard terms. For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains electricity and water are connected to the property. Drainage is to a septic tank, which is located within the grounds. The heating is via an oil-fired boiler at the back of the Rayburn cooker in the breakfast kitchen.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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Total area: approx. 242.2 sq. metres (2607.2 sq. feet)

