



# Ivy Villa, 20 Poplar Road

Ivy Villa represents a rare opportunity to purchase a semi-detached cottage, situated centrally within the village of Bishops Itchington and occupying an extensive plot of approximately 1.5 acres in total which is considered to have potential for future development, subject to planning and building consents. The cottage itself has, in years gone by, been the former village post office and living accommodation, comprising three bedrooms and offering excellent potential for renovation and enhancement. The remainder of the land comprises a combination of formal garden, yard and paddock including parking, garage, numerous outbuildings including a workshop and enclosed swimming pool with independent vehicular access to the yard and paddock. Overall, this is a property that offers a multitude of possibilities, allied with genuine future potential.

## LOCATION

The village of Bishops Itchington falls within the parish of Stratford upon Avon district and lies around three miles south-west of Southam and approximately six miles from Leamington Spa. This is a popular and active village with a strong community at its heart combined with a range of useful day-to-day amenities. This includes a village primary school, St Michael's church, village pub, shop and club. The village is well positioned for access to local communication links including the Midland motorway network and the Jaguar Land Rover and Aston Martin installations at Gaydon. Rail services operate from Leamington Spa.

## ON THE GROUND FLOOR

### ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator and access to:-

### LOUNGE

6.44m x 3.95m (21'1" x 12'11")

With secondary glazed window to front elevation, reconstituted stone fireplace and central heating radiator. Doors to:-

### GARDEN ROOM

4.16m x 3.83m (13'7" x 12'6")

With large sliding double glazed patio doors giving external access to the rear garden and central heating radiator.

### INNER HALLWAY

With built-in storage and door to:-

### DINING ROOM

3.53m x 3.24m (11'6" x 10'7")

With double glazed window and central heating radiator.

### KITCHEN/BREAKFAST ROOM

4.15m x 3.90m (13'7" x 12'9")

Fitted with a range of base and wall cabinets having worktops over, double bowl stainless steel sink unit and fitted electric hob and fitted electric oven, oil fired central heating boiler, double glazed window and door to:-

### SIDE LOBBY

From which there is a door giving external access and further door to:-

## GROUND FLOOR SHOWER ROOM

With fully ceramic tiled walls and floor and white fittings comprising low level WC, wall mounted wash hand basin and shower enclosure with fitted electric shower unit and glazed door giving access, obscure double glazed window and chrome towel warmer/radiator.

## ON THE FIRST FLOOR

### LARGE LANDING

With dual aspect double glazed windows and doors to:-

### BEDROOM ONE

3.61m x 3.29m (11'10" x 10'9")

With fitted wardrobes extending across one side having overhead storage cupboards and central dressing table unit and UPVC double glazed window.

### BEDROOM TWO

3.65m x 3.05m (11'11" x 10'0")

With fitted wash hand basin, built-in wardrobe/storage, UPVC double glazed window and central heating radiator.

### BEDROOM THREE

4.36m max x 3.08m (14'3" max x 10'1")

Having fitted wardrobes/storage extending across one side, UPVC double glazed window and central heating radiator.

### BATHROOM

With tiled walls and coloured suite comprising low level WC, inset wash hand basin with storage beneath, panelled bath, obscure double glazed windows and central heating radiator.

## OUTSIDE

### OFFICE

7.65m x 3.33m (25'1" x 10'11")

Accessed externally only and having double garage doors to the front, being sub-divided internally and providing extensive storage space with central heating radiator.

## PARKING AND GARAGE

Immediately to the front of the cottage is a block paved driveway/parking area which provides off-road parking for approximately two vehicles and from which wrought iron gates give

access from alongside the cottage to a large tarmac area with patio area and timber house. The garage is approached directly from the block paved driveway and has an electrically operated up and over door fronting, together with electric light and power and rear door to the garden.

## GARDENS AND GROUNDS

Immediately to the rear of the cottage is a generous expanse of lawned garden, alongside of which is a lovely stone-edged sunken garden pond. A gate gives foot access to:-

## YARD AREA

Off which there are a range of brick and timber outbuildings, being suitable for storage, together with a large timber workshop and further timber building which houses the swimming pool. Some of these outbuildings have historically been used as stables. The yard area and paddock has its own gated vehicular access from Poplar Road.

## SWIMMING POOL

A heated pool which is housed within a timber building measuring 11.69m x 5.36m (39'3" x 17'7").

The pool has its own heating and filtration system, together with a small changing room housed within the main building.

## WORKSHOP

15.10m x 7.90m (49'6" x 25'11")

- external measurements.

A large timber workshop having electric light and power and being ideal for use as a home car workshop or similar.

## PADDOCK

Which is laid to grass and set with several mature fruit trees. Hedged boundaries to two sides.

## DIRECTIONS

Postcode for sat-nav - CV47 2RQ.

## Features

Semi-Detached Cottage

Extensive Plot of Approximately 1.5 Acres

Potential for Development, Subject to Planning

Three Bedrooms

Large Garden & Paddock

Large Workshop

Swimming Pool

Exceptional Potential

No Onward Chain





# Floorplan



Total area: approx. 193.0 sq. metres (2077.9 sq. feet)

## General Information

**Tenure**  
Freehold

**Fixtures & Fittings**

**Services**

We understand that mains water, electricity and drainage are connected to the property. There is an oil fired central heating system. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

**Council Tax**

Band D - Stratford District Council



### 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>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

14 Euston Place, Leamington Spa, Warwickshire, CV32 4LY

wiglesworth.com