



4 New Cottages Village Street

CV33 9AP

Guide Price £700,000

4 New Cottages Village Street Offchurch

Situated in a characterful and picturesque location within Offchurch village, this end-terraced former estate cottage was originally constructed in the 1920's and has since been extended to form a spacious and flexible four bedroomed family home. Being offered for sale on the open market for the first time in its history and with no on-going chain, the property offers truly deceptive accommodation with extensive parking to the front and magnificent panoramic country views to the rear. Incorporating gas fired central heating, together with underfloor heating to the kitchen, cloakroom and rear lobby, the accommodation is also complimented by three separate living rooms, whilst the attractive rear garden features a garden studio ideal for use as a home office or for a variety of other purposes. Overall, this is an exceptionally rare opportunity to purchase a four bedroomed family property within a beautiful and sought after village.

LOCATION

The picturesque village of Offchurch is positioned around three miles east of Leamington Spa and enjoys a fascinating history which extends back to the 18th Century. Offchurch has long been regarded as a particularly desirable village of immense character which is well known for its highly regarded gastro pub, The Stag at Offchurch. The village is also well placed for access to nearby towns and motorway links, notably the M40, with regular commuter rail services operating to numerous destinations from Leamington Spa.

ON THE GROUND FLOOR

Replacement period style composite entrance door opening into:-

ENTRANCE HALLWAY

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

SITTING ROOM

4.22m x 4.22m max (13'10" x 13'10" max)

With recessed fireplace having tiled hearth and which could potentially house a wood burner, floor-to-ceiling original cupboard to one side of the chimney breast, wood flooring, double glazed window and central heating radiator.

FAMILY ROOM

5.28m x 3.66m (17'4" x 12'0")

With dual aspect double glazed windows and central heating radiator.

DINING ROOM

4.50m x 3.66m (14'9" x 12'0")

With fabulous views over the rear garden to countryside beyond via double glazed sliding patio doors, further double glazed window to side and central heating radiator.

KITCHEN

5.26m x 2.72m (17'3" x 8'11")

With tiled flooring extending throughout having underfloor heating and with the kitchen area being fitted with a range of panelled style units comprising coordinating base cupboards, drawers and wall cabinets with the base cupboards having solid wood worktops over and tiled splashbacks. Integrated appliances comprising inset induction hob with Rangemaster filter hood over, superb

combination Neff oven comprising oven, microwave, steamer and plate warmer, integrated dishwasher together with integrated washer/dryer, double glazed window overlooking the rear garden and views beyond, space for American style fridge freezer and through access to:-

REAR LOBBY

With tiled floor and underfloor heating, double glazed door giving external access to the rear garden and further door to:-

CLOAKROOM/WC

With white fittings comprising low level WC, wall mounted wash hand basin with tiled splashback, double glazed window, tiled floor with underfloor heating and wall mounted Worcester gas fired boiler (approximately 5 years old).

ON THE FIRST FLOOR

LANDING

With central heating radiator, door to useful walk-in storage/linen cupboard and further doors giving access to:-

BEDROOM ONE (FRONT)

4.24m x 3.23m max (13'11" x 10'7" max)

- to rear of fitted wardrobes.

Having fitted wardrobes and storage to either side of the central chimney breast, double glazed window, central heating radiator and door to:-

EN SUITE SHOWER ROOM

With three piece suite comprising low level WC, period style wash hand basin with integrated cupboard below, walk-in shower enclosure with fitted shower unit and sliding glazed door giving access, double glazed window and central heating radiator.

BEDROOM TWO (FRONT)

3.68m x 3.00m (12'1" x 9'10")

With double glazed window and central heating radiator.

BEDROOM THREE (REAR)

3.66m x 3.05m (12'0" x 10'0")

With fabulous views over countryside to the rear, double glazed window and central heating radiator.

BEDROOM FOUR (REAR)

2.87m x 2.74m (9'5" x 9'0")

With original built-in storage cupboard, double glazed window and central heating radiator.

BATHROOM

With four piece suite comprising low level WC with concealed cistern, wash hand basin with mixer tap and integrated storage below, panelled bath which is set into a granite surround with period style mixer tap and shower attachment, large walk-in shower enclosure with fitted shower unit, double glazed window, central heating radiator and chrome towel warmer.

OUTSIDE

FRONT

The cottage is set well back from the road behind a deep lawned foregarden with areas of lawn extending to either side of a central timber gated driveway which provides excellent and extensive off-road parking space for a large number of vehicles. A timber gate at the side of the cottage gives foot access to the side and rear of the property.

REAR GARDEN

The rear garden offers magnificent far-reaching views over fields and countryside beyond whilst also featuring a large paved patio area and lawn extending down to the far boundary where there is a further paved terrace/patio. Additionally to the side of the property there is a large timber shed/store which benefits from electric light and power.

GARDEN STUDIO/OFFICE

4.57m x 2.26m (15'0" x 7'5")

Forming a perfect home work space or workshop and having electric light and power, double glazed window and double glazed door.

DIRECTIONS

Postcode for sat-nav - CV33 9AP.

Features

Extended Former Estate Cottage

Beautiful Village Location

Magnificent Views to Rear

Three Comfortable Reception Rooms

Kitchen With Underfloor Heating

Four Good Bedrooms

Two Bathrooms

Gardens With Extensive Parking

Garden Studio/Office

Original Features

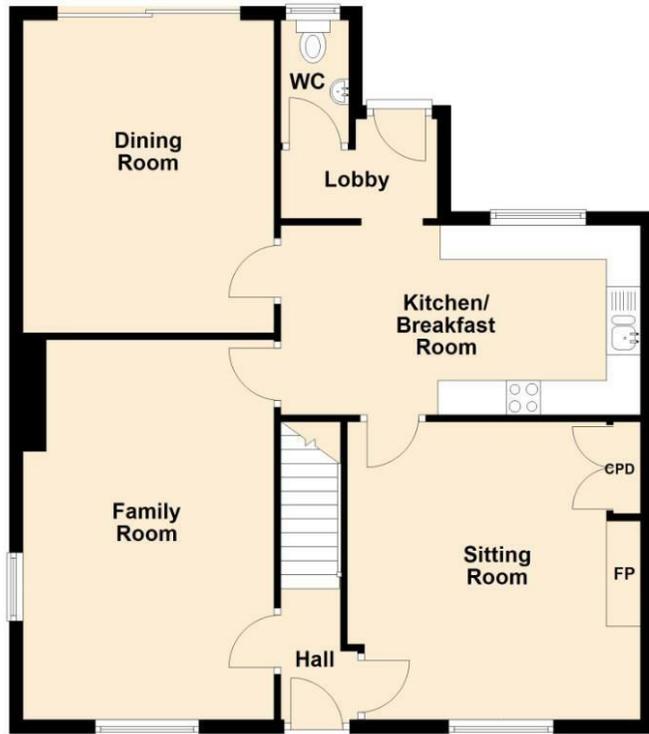




Floorplan

Ground Floor

Approx. 81.8 sq. metres (881.0 sq. feet)



First Floor

Approx. 75.1 sq. metres (808.1 sq. feet)



Total area: approx. 156.9 sq. metres (1689.1 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. 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.

Council Tax

Band F - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	66	76
	EU Directive 2002/91/EC	

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