



# Hinton Cottage, Ashorne

Warwick **CV35 9DR**

Guide Price £495,000

# Hinton Cottage, Ashorne

Being situated within the characterful and sought after village of Ashorne, Hinton Cottage is an appealing detached period cottage having been extended and reconfigured by the present owner. With features of the accommodation including a lounge with open fire, extended living/dining kitchen and a useful ground floor office or study, there is also a utility room and shower room to the ground floor complimented by three bedrooms and re-fitted bathroom to the first floor. One of the most striking aspects of the cottage is its delightful rear garden which is attractively landscaped and ascends to a patio at the far end, alongside of which is a charming thatched gazebo which provides a covered alfresco sitting/dining space. Overall this is a rare opportunity to purchase a detached character home within a small an appealing village.

## LOCATION

Ashorne is a small village lying close to its neighbouring village of Moreton Morrell and around 4.5 miles from Warwick. Despite its rural location set within lovely Warwickshire countryside, Ashorne is particularly well placed for communication links including road links to the Midland motorway network, notably the M40 and rail links from Warwick, Leamington Spa and Stratford upon Avon. The Jaguar Land Rover and Aston Martin installations at Gaydon are also easily accessible with local facilities also to be found in the nearby village of Wellesbourne.

## ON THE GROUND FLOOR

Feature gabled porch entrance with heavy oak cottage door opening into:-

## LOUNGE

5.18m x 4.57m (17'32" x 15'83")

With beamed ceiling, staircase off ascending to the first floor, open fire with cast iron fireplace and slate tiled hearth, two central heating radiators, double glazed windows, oak effect flooring and door to:-

## EXTENDED KITCHEN/DINING ROOM

5.18m max x 5.49m max (17'00" max x 18'20" max)

Forming an 'L' shaped spacious living/dining kitchen positioned to the rear of the house and with the kitchen area being fitted with a range of farmhouse style units comprising base cupboards and drawers with coordinating wall cabinets, roll edged worktops, tiled splashbacks and inset white enamelled sink unit, space for range style cooker with chimney style stainless steel filter hood over, two Velux double glazed roof lights to the rear, slate tiled flooring to the kitchen area and exposed wood flooring to the dining area, central heating radiator, double glazed folding doors giving access to the rear garden and open plan access to:-

## INNER PASSAGEWAY/CLOAKS AREA

Providing storage and hanging space and from which a UPVC double glazed door gives external access to the side of the property.

## UTILITY ROOM

2.44m x 1.52m (8'41" x 5'63")

Being equipped with units to match those in the kitchen including circular inset stainless steel sink unit, base cupboard with worktop over and matching wall cabinets, one of which conceals the Worcester LPC gas fired boiler, ceramic tiled floor and doors to:-

## SHOWER ROOM

Serving usefully as both a shower room and cloakroom and being partly tiled with low level WC, wall mounted wash hand basin and walk-in shower cubicle with glazed door and Triton electric shower unit, ceramic tiled floor and central heating radiator.

## STUDY/OFFICE

3.66m x 2.44m (12'29" x 8'79")

A highly useful room having been converted from the original garage and having wood flooring, central heating radiator, ample work space, double glazed window and door giving external access to the front of the property.

## ON THE FIRST FLOOR

### LANDING

With double glazed window and doors to:-

### BEDROOM ONE (FRONT)

3.96m x 2.74m (13'38" x 9'83")

With built-in wardrobe/storage to one end of the room, feature cast iron fireplace, dual aspect double glazed windows and central heating radiator.

### BEDROOM TWO (REAR)

3.05m max x 3.05m max (10'30" max x 10'19" max)

With access trap to the roof space, built-in airing cupboard housing the hot water cylinder, double glazed window and central heating radiator.

### BEDROOM THREE (FRONT)

2.74m x 2.13m (9'94" x 7'50")

With double glazed window and central heating radiator.

### BATHROOM

Being attractively fitted with partly tiled walls and three piece

## Features

Detached Character Cottage

Sought After Village

Lounge With Open Fire

Extended Dining Kitchen

Utility and Study

Three Bedrooms

Two Modern Bathrooms

Parking

Lovely Rear Garden

contemporary white suite comprising low level WC with concealed cistern, inset wash hand basin with integrated storage below, 'P' shaped bath with centre mixer tap and electric shower unit over, chrome towel warmer/radiator and double glazed window.

## OUTSIDE

### FRONT

An attractively stocked foregarden is bordered by brick retaining walls with the garden itself featuring an attractive range of shrubs and trees. To the right hand side of the foregarden, a block paved driveway provides useful off-road parking space.

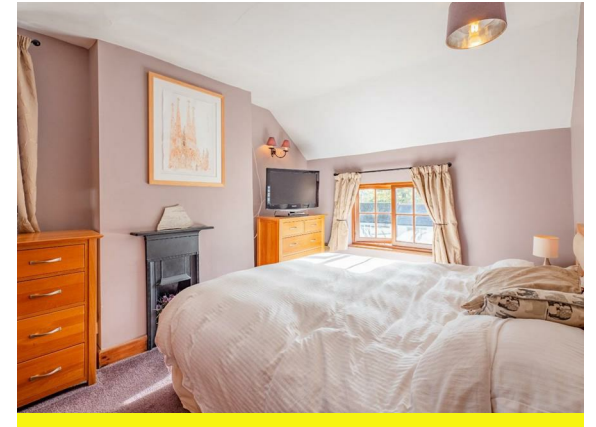
### REAR GARDEN

The rear garden is one of the undoubted features of the property rising to the far end, from where there are lovely views extending back towards the cottage and to trees beyond. The garden falls into several landscaped areas with paved patio at the lowest level, above which steps ascend to a further alfresco patio dining area, beyond which is an attractive area of lawn with sun terrace and attractive ornamental pond. At the far end of the garden is a further delightful patio area with pergola, timber garden shed and a lovely thatched gazebo which provides an all-weather dining room within the garden.

## DIRECTIONS

Postcode for sat-nav - CV35 9DR.

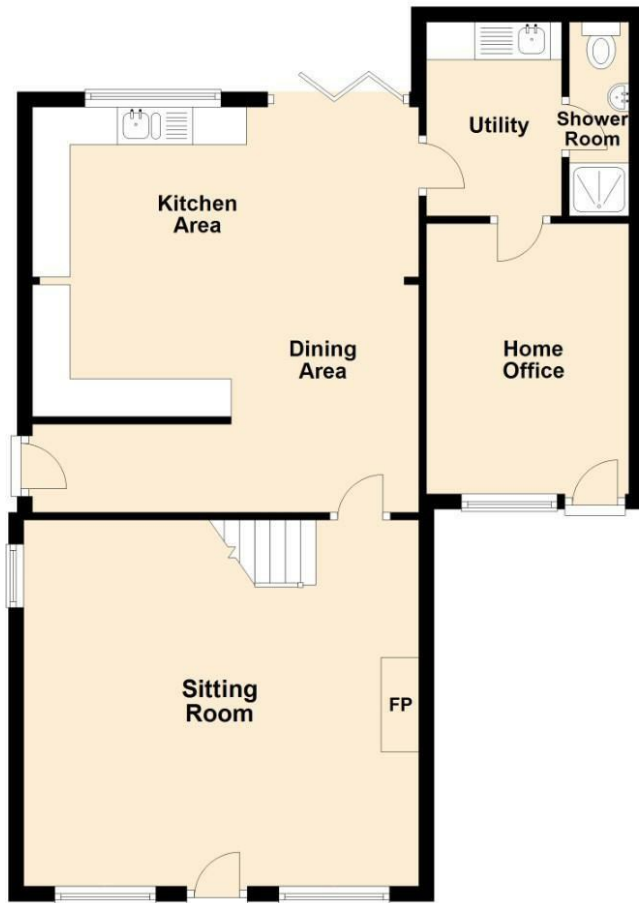




## Floorplan

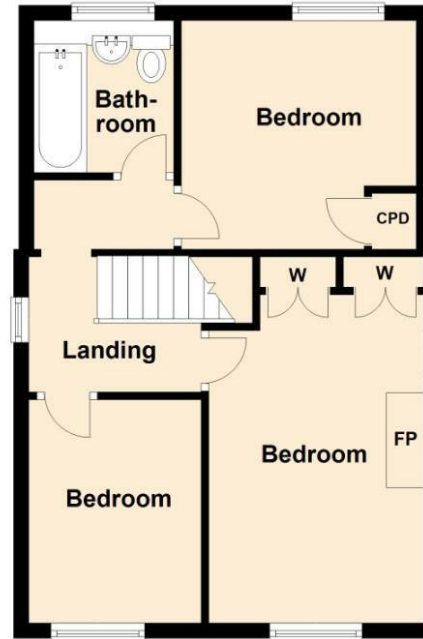
### Ground Floor

Approx. 70.5 sq. metres (759.2 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



Total area: approx. 111.7 sq. metres (1202.1 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, 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 C - 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>		
(55-68) <b>D</b>		65
(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

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## Visit us

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