



66 Oxford Road

Rugby CV23 9RG

Offers Over £425,000

66 Oxford Road

Marton

This Grade II Listed thatched property is believed to date back in part to the 16th Century and has been divided to form a two bedroomed cottage known as Primrose Thatch and an adjoining self-contained one bedroomed annexe known as The Grain Barn. With possibilities for opening the accommodation up to form one three bedroomed cottage, or alternatively, having potential as an Air BnB or separate rental for the annexe, the property boasts a wealth of character including exposed beams and brickwork with Primrose Thatch offering excellent potential for refurbishment.

The Grain Barn has been modernised and, whilst again having exposed beams and brickwork, also features a modern high spec kitchen, wet room style shower and lounge with underfloor heating. The Grain Barn benefits from an allocated parking space in the neighbouring courtyard, whilst Primrose Thatch has the benefit of a detached thatched garage with parking for at least two cars in front, an adjoining studio and potential for other uses, subject to appropriate consents.

Overall this is an excellent opportunity to purchase an immensely characterful Grade II Listed property offering excellent potential and considerable flexibility for occupation in differing ways.

LOCATION

The small village of Marton lies within the borough of Rugby and is positioned on the A423 between the villages of Princethorpe and Long Itchington. The village has an ancient history being mentioned in the Domesday Book with facilities including an active village hall and lovely old church. There are excellent local road links available including those to neighbouring towns and centres, notably Leamington Spa, Coventry and Rugby, with further local amenities to be found in the neighbouring village of Long Itchington. There are also good local road links available to the Midland motorway network with rail links operating from Coventry, Rugby and Leamington Spa.

PRIMROSE THATCH

ON THE GROUND FLOOR

LOUNGE

4.52m x 3.51m (14'9" x 11'6")

With exposed timbers, door to staircase which ascends to the first floor, central heating radiator and through access to:-

DINING ROOM

3.73m x 2.74m (12'2" x 8'11")

With double French style doors giving access to the garden.

KITCHEN

3.63m x 3.23m (11'10" x 10'7")

Having a basic range of base cupboards and wall units, roll edged worktops with tiled splashbacks, inset gas hob with electric oven, inset stainless steel sink unit, gas boiler and door giving external access to the garden.

ON THE FIRST FLOOR

LANDING

With exposed timber and brickwork and doors to:-

BEDROOM ONE

4.66m x 3.44m (15'3" x 11'3")

Having gabled and timbered ceiling, secondary glazed window and central heating radiator.

BEDROOM TWO

3.44m max x 3.40m max (11'3" max x 11'1" max)

- forming an 'L' shape.

With exposed timbers, part secondary glazed window facing Oxford Road and central heating radiator.

SHOWER ROOM

Being partly ceramic tiled with exposed timbers and brickwork and having low level WC, wall mounted wash hand basin and shower cubicle with glazed door fronting and fitted shower unit.

THE GRAIN BARN

ON THE GROUND FLOOR

LOUNGE

4.79m x 2.77m (15'8" x 9'1")

With exposed brick and timber work, tiled floor, staircase off ascending to the first floor and doors giving access to:-

KITCHEN

4.44m x 2.34m (14'6" x 7'8")

Having been re-fitted with a contemporary range of units in a gloss grey finish and comprising coordinating base cupboards, drawers and wall cabinets giving a range of storage solutions along with concealed refuse, integrated dishwasher, undermounted sink unit with slate effect worktops and inset Neff ceramic hob with integrated electric oven having cupboards above and below, integrated washer/dryer, inset downlighters, ceramic tiled floor and sliding door giving access to:-

WET ROOM

Which is fully ceramic tiled to walls and floor in slate effect ceramics and fitted with stylish contemporary white fittings comprising low level WC, wall mounted wash hand basin with mixer tap, mirrored wall cabinet and walk-in shower area with fitted shower unit and central soak-away. There is also an extractor, inset ceiling downlighters and towel warmer/radiator.

ON THE FIRST FLOOR

BEDROOM

3.67m x 3.66 (12'0" x 12'0")

approx. average measurements (having sloping ceilings).

Having high gabled and timbered ceiling, exposed floor timbers and window to side elevation.

Features

Grade II Listed Thatched Cottage

Adjoining Self-Contained Annexe

Could Easily Be Combined

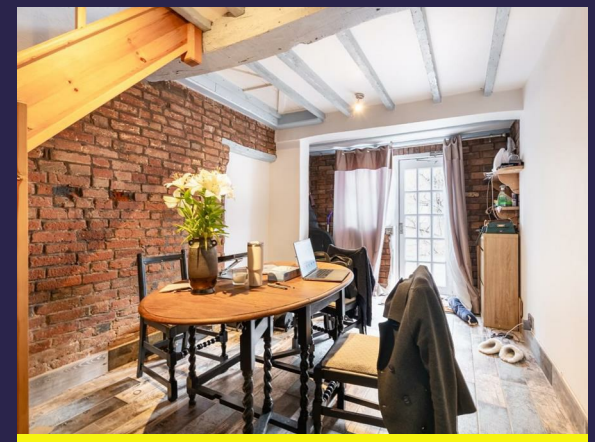
Three Reception Rooms Overall

Three Bedrooms Overall

Possibility for Air BnB

Parking for Approx Four Cars Overall

Thatched Detached Garage With Studio Adjoining

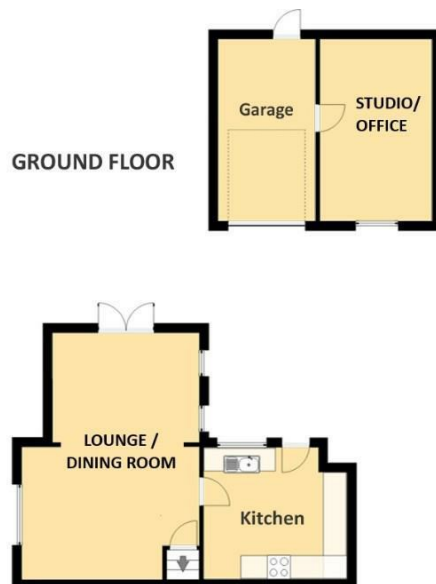




Floorplan

Internal Living Area 742sq ft / 68.89m²

66, OXFORD ROAD



Internal Living Area 470sq ft / 42.63m²

64, OXFORD ROAD



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

See note in main details

Council Tax

Band C - Rugby Borough Council. See note in details.



Contact us

01926 888998

leamington@wiglesworth.com

Visit us

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

wiglesworth.com