



Long Row Ashow Kenilworth CV8 2LE

for sale offers over
£475,000



Property Description

A rare opportunity to own this charming brick, timber framed terraced cottage dating back to 1900. 'The Long Row' was rebuilt in the 1970's using materials on the footprint of the old cottages. The sought after village of Ashow sits between Kenilworth and Leamington Spa, on the River Avon. It is listed in the Domesday Book in 1086 and the Village Church dates back to the 12th century. Ashow is designated as a Conservation Area and has a number of historic and listed buildings.

This delightful cottage briefly comprises, cloakroom, lounge, kitchen, utility room, three bedrooms and bathroom. With a fabulous garden room added at the rear with vast covered patio area overlooking the wonderful garden, double garage and driveway.

Outstanding and good primary and secondary schools are within the catchment for Ashow.

Approach

Front area with rosebushes and shrubs with steps and handrail leading up to the front entrance with space for log storage and a single seat under the porch roof.

Entrance Hall

Welcoming hall with wood flooring, useful under stairs storage, radiator and stairs leading up to the first floor.

Cloakroom

Comprises a white suite with concealed WC cistern and ample wash basin with tiled splashback and double glazed window to the front.

Lounge

24' 5" x 12' 1" (7.44m x 3.68m)

Well presented, generous lounge with space for dining area, wood flooring throughout, stylish wall paneling, wall lighting, covered radiator. Double glazed window to the front and double doors opening out onto the delightful covered patio area leading into the fabulous garden room.

Kitchen

10' 11" x 8' 6" (3.33m x 2.59m)

Charming kitchen with plenty of storage within the floor and wall units with wooden worktops, stylish part tiled, sink and drainer, electric hob and oven with extractor fan, space for large fridge freezer and integrated space for a dishwasher. With ceiling lighting and window to the rear with door leading out onto the fabulous garden area.

Garden Room

10' 3" x 8' 7" (3.12m x 2.62m)

Fabulous light and airy garden room with space for table and chairs to enjoy dining, overlooking the delightful views of the garden. With plush under floor heating you can utilise the room all year round, whilst the large window to the rear and bi-fold doors leading

out onto the undercover patio area and garden, fill the room with sunlight and bring you the feeling of outdoor living coupled with the warmth.

Bedroom One

14' 2" x 12' (4.32m x 3.66m)

Ample sized double bedroom with wardrobe remaining, stylish grey wooden flooring, radiator and double glazed window to the rear, with traditional monkey tail window handles as on all the bedroom windows, in keeping with the cottage character.

Bedroom Two

12' 1" x 9' 11" (3.68m x 3.02m)

Well presented double room with two windows to the front and radiator with grey wooden flooring, as throughout the bedrooms.

Bedroom Three

11' 1" x 8' 6" (3.38m x 2.59m)

Attractive double bedroom, currently being used as an office, with radiator and double glazed window to the rear.

Bathroom

Pleasant room with bath and shower over, WC and basin with storage under, combined in one unit to save on space and creates a neat WC and wash zone, with tiled splashback. Mirror with overhead light. Additional handy storage cupboard, heated hand rail and window to the front.

Outside

19' 1" x 18' 11" (5.82m x 5.77m)

Splendid rear garden, set on three levels. The first being the patio area leading from the

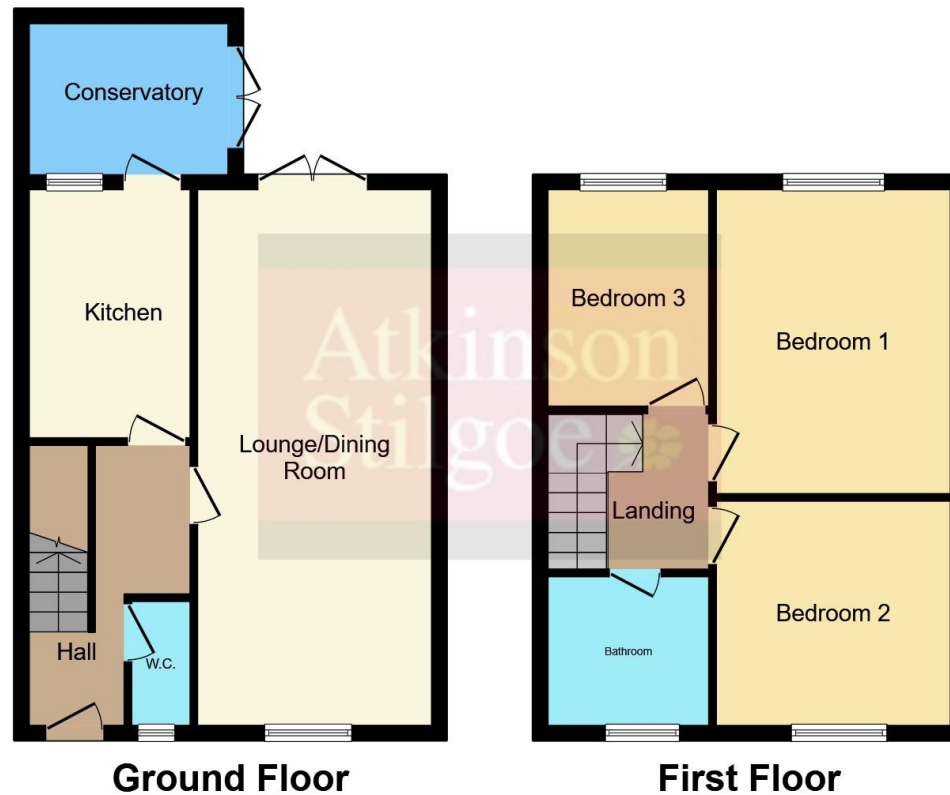
double doors from the lounge and the garden room bi-fold doors. The patio is part covered, secluded and enclosed within a metal low level fence, with slabbed path leading onto area with gravel stones, water feature, space for bistro table and chairs, with elevated display of shrubs and plants with feature rock borders. Steps leading up to the third level under metal garden rose arch onto the generous lawned area with mature bushes and shrubs leading to a stoned area for additional seating. Conveniently, the door to the double garage is here so great access through the garden.

The double garage with up and over door is accessed by car from the left of the properties with a shared driveway.









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Tenure: Freehold



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