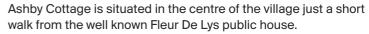


Ashby Cottage Lowsonford Warwickshire





The village of Lowsonford has excellent access to the motorway network with the M40 (J16) north approximately 2 miles away and M40 (J15) and M42 (J4) about 6 miles away. There are shops for everyday requirements in Henley-in-Arden and Dorridge and more comprehensive shopping in Leamington Spa, Stratfordupon-Avon and Solihull. Nearby Stratford-upon-Avon with its theatres and Shakespearean heritage is the region's cultural centre.

There is a wide range of state, grammar and private schools in the area to suit most requirements including a primary school in nearby Claverdon, The Croft Prep School, Stratford-upon-Avon grammar schools, Warwick Prep and Public Schools, King's High School for Girls in Warwick and Solihull School.



Lapworth Station 2 miles (trains to Birmingham from 24 minutes), Henley-in-Arden 4 miles, Solihull 9 miles, M40 (J15) 6 miles, M42 (J4) 6 miles, Warwick and Warwick Parkway Station 6 miles (trains to London Marylebone from 69 mins), Stratford-upon-Avon and Leamington Spa 10 miles, Birmingham International Airport 12 miles, Birmingham 15 miles (distances and time approximate).











#### A beautiful family home with wonderful views in an idyllic location.



There are race courses at Stratford and Warwick, a number of golf courses in the area and the popular National Trust properties of Packwood House and Baddesley Clinton are close by.

Ashby Cottage is a superb village home, ideally suited to family living and situated in this sought-after location.

One enters the property via an entrance hall with stairs rising to the first floor and doors to the principal reception rooms. There is fully zoned underfloor heating to all downstairs rooms. The superbly appointed open-plan kitchen dining family room is sure to be the hub of the home. The kitchen area has a range of wall mounted and base units beneath a wooden worktop and central island. Integrated appliances including a Rangemaster cooker, Bosch dishwasher, Smeg full height fridge, half height freezer and separate wine fridge in the island.

The kitchen area flows effortlessly into the family room which has ample space for a dining table and seating area, with vaulted ceilings and double sliding windows to the patio. This space works well for modern family living and is perfect for those that love to entertain.

A separate formal dining room could be utilised as a further sitting room. The study/snug has bespoke wooden integrated bookshelves and desk with useful storage. This lovely room has beautiful views and is ideal for those working from home. There is a utility and cloakroom off the hall.

The first floor comprises a principal bedroom with fitted wardrobes and an en suite shower room with underfloor heating. There are two further double bedrooms and a fourth bedroom which is currently used as a dressing room. The elegant family bathroom has a bath with separate shower.





















# **Gardens and grounds**

Outside, Ashby Cottage really does enter a league of its own. From the family room double windows open to a wonderful patio area with steps to an attractive and well-kept formal garden with a further seating area. The garden has wonderful views over the rolling countryside beyond and there is a paddock area and orchard.

To the front of the house is a substantial gravel driveway providing, parking for several cars, which leads to a detached "L" shaped garage which incorporates a storage area and boarded loft area. A range of outbuildings offers further scope for potential development, subject to full planning consent. There is preplanning confirmation from Warwick District Council (PRE 19 / 0094) for these to be used as incidental buildings to the current residential dwelling.

### Services

Mains water, electricity and drainage. Oil fired central heating. ADT alarm. CCTV system.

### Note

Please note that there is a public right of way which runs from the lane in front of the house, crossing the neighbouring field.

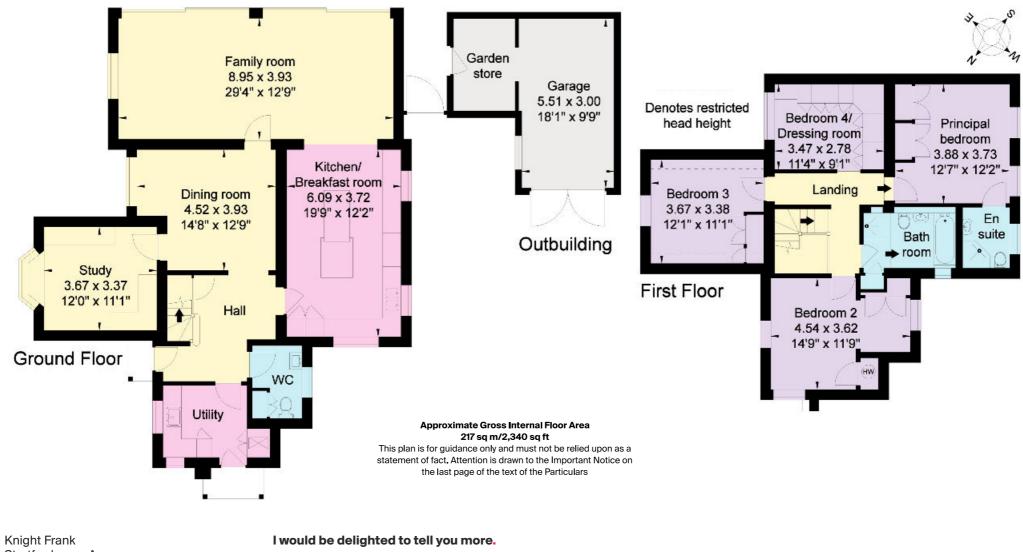
# **Directions (B95 5HJ)**

From the M40 (J15) exit towards Stratford and at the roundabout take the B4463 signed Henley in Arden. At the T-junction turn left, onto the A4189. Proceed through Claverdon and turn right by the Crab Mill Restaurant onto Preston Fields Lane. Fork right onto Rookery Lane and continue to the end of the road where one will turn right. Heading through the village along Lapworth Street passing the Fleur de Lys pub on your right hand side and then take the left hand turn, at the red phone box, opposite Mill Lane. Proceed up the lane and the property will be on your left hand side.

### Terms

Tenure: Freehold

Local Authority: Warwick District Council. Telephone 01926 410410. Council Tax Band: G



Stratford upon Avon Bridgeway House Warwickshire CV37 6YX

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Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2021. Photographs and videos dated May 2021.

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