



IVY COTTAGE

School Lane, Beausale, Warwick, Warwickshire



A CHARMING, SEMI-DETACHED COTTAGE SITUATED IN THE VILLAGE OF BEAUSALE

With a gated driveway, detached garage and pretty garden



Services: Mains water, electricity and drainage. LPG/oil central heating.

Local Authority: Warwick Distric Council. Band - D

Fixtures and Fittings: Only those items mentioned in these sales particulars are included in the sale.

All others are specifically excluded but may be made available by separate negotiation.

Tenure: Freehold

What3Words:///parsnips.sideburns.popping

Viewing: By prior appointment only with the agents

SITUATION

Ivy Cottage is situated in a wonderful setting within the village of Beausale, which is in an elevated position in Warwickshire countryside. Nearby, Warwick and Leamington Spa have a good range of shopping and recreational facilities. There is a primary school at Hatton and in the area are a range of state, grammar and private schools to suit most requirements. Beausale is well placed for access to the Midlands road and railway networks. Warwick Parkway Station is 3 miles away, providing access to London Marylebone from 90 mins, and the M40 (J15) is approximately 5 miles away, with Birmingham to the north and London to the south. Local golf courses can be found at Leek Wootton, Kenilworth and Stratford-upon-Avon. Racecourses at Warwick and Stratford-upon-Avon, which, of course, is home to the Royal Shakespeare Theatre. Warwick University is 8 miles away.

Stratford-upon-Avon 11 miles

Coventry 13 miles

Solihull 13 miles

Birmingham International Airport 13 miles

Birmingham city centre 20 miles

(distances and time approximate)



DESCRIPTION

Ivy Cottage is a charming, semi-detached property constructed from brick under a tile roof. The front door opens to an entrance hall with stairs rising to the first floor and a door opening into a delightful sitting room with feature fireplace and bay window to the front elevation. The sitting room leads through to a sizeable dining room, perfect for entertaining, with beautiful brick fireplace housing a log burner and a door opening into the kitchen/breakfast room. The spacious kitchen/breakfast room benefits from an extensive range of wall-mounted and base units, a variety of integrated appliances and double doors that open to the stunning rear garden. The ground floor further extends to a study and a bright and airy conservatory, which again offers double doors that lead to the garden.

Stairs in the entrance hall rise to the first-floor landing, which provides access to a dual-aspect Principal bedroom and two further double bedrooms, both of a generous size and a family bathroom complete with fitted bath and shower unit.

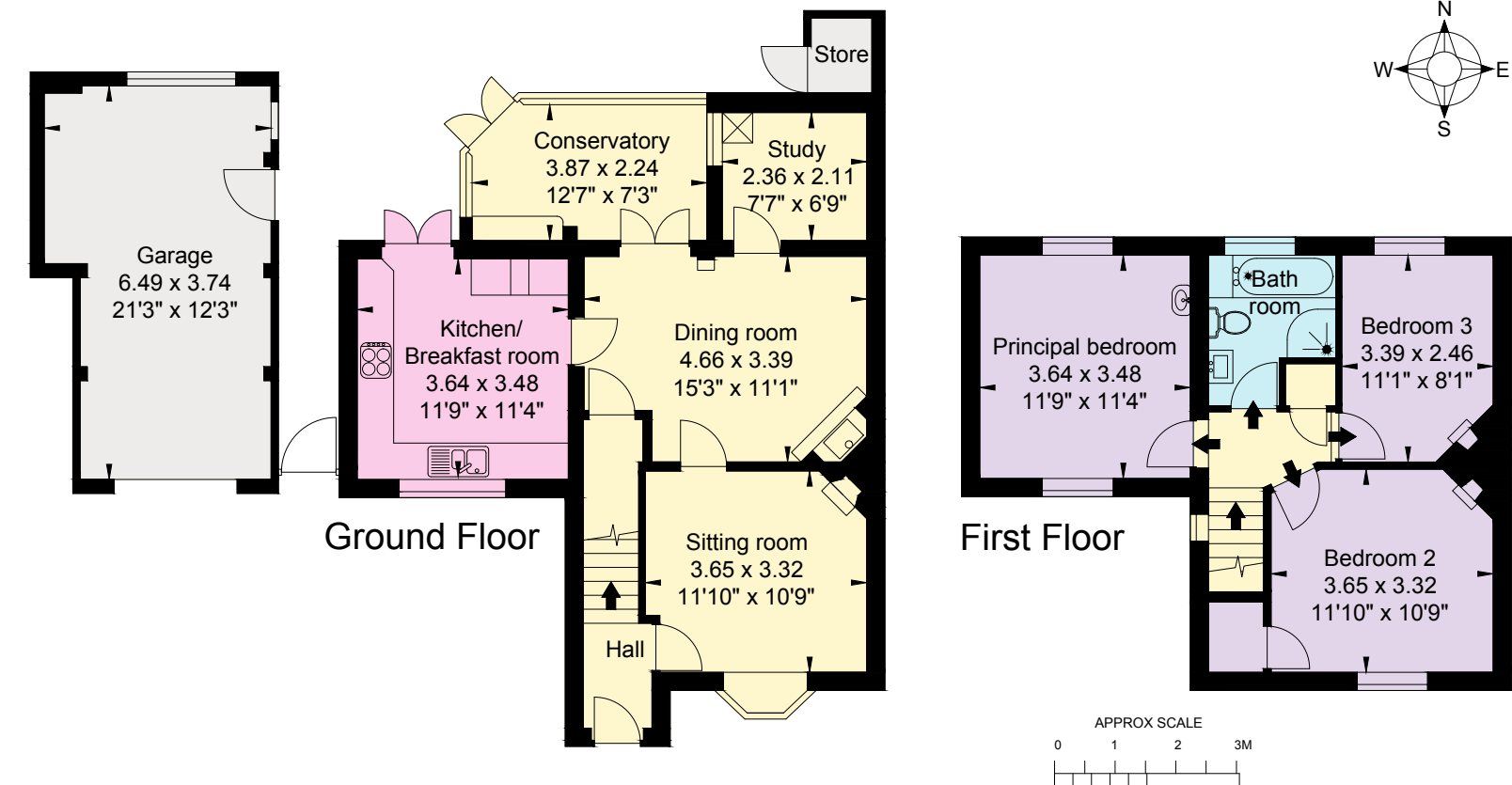
OUTSIDE

Externally, the property is accessed by a private driveway with a wrought iron gated entrance and ample parking space for a number of cars. The driveway further provides access to the garage.

To the rear is a beautiful and landscaped garden, mainly laid to lawn, complete with a greenhouse and shrub and herbaceous borders to the perimeter.



Approximate Gross Internal Floor Area
House: 108 sq.m / 1163 sq.ft
Garage/Store: 23 sq.m / 251 sq.ft
Total: 131 sq.m / 1414 sq.ft)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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Date: 08 April 2025
Our reference: STR012526878

Ivy Cottage, School Lane, Beausale, Warwick, CV35 7NW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £595,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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