

**CHURCH ROAD, LONG ITCHINGTON CV47 9PW**



**A PICTURESQUE FOUR BEDROOM CHARACTER COTTAGE, WHICH HAS BEEN SYMPATHETICALLY EXTENDED TO A VERY HIGH STANDARD.**

- End Terrace Character Property
  - Three Double Bedrooms
- Further Ground Floor Bedroom/Second Reception Room
  - Sitting Room with Open Fire
  - Kitchen with open plan Dining Area
- Four Piece Family Bathroom, En-Suite Wet Room and Guest W/C
  - Private Rear Garden
- Single Garage and Driveway Parking
  - Great Village Location

**4 BEDROOMS**

**OFFERS OVER £475,000**

Located within the desirable village of Long Itchington, we are delighted to bring to the market this deceptively spacious, four, double bed roomed cottage which has been extremely well maintained by the current owner. The property retains many of its period features while adding the space and more open plan design of contemporary living.

From as soon as you step into the entrance porch, you start to see some of the originally features that are visible throughout the property. The foyer gives way to the large sitting room which has an open fireplace, and from here you can either access the ground floor bedroom, which has an en-suite wet room attached, or carry on through to the light and airy kitchen.

With fitted units, integrated appliances and quartz work surfaces, it was extended to create room for a dining table, Completing the downstairs is the guest w/c and vestibule that gives access to the first floor.

Upstairs there are two bedrooms with exposed wooden beams and modern family bathroom. A second vestibule gives access up to the final bedroom, which is located in the roof space.

Outside there is a private and fully enclosed attractive cottage garden, has a number of well stocked flowerbeds and borders, outside entertaining space and a raised pond. To the front there is off street parking and a garage.

Early viewing is strongly recommended to appreciate the size, finish and location of this cottage.

Long Itchington is a large village with a number of local amenities to include public houses, local shop, primary school and community centre to name a few and is situated approximately two miles from the town of Southam, and approximately six miles from Leamington Spa, which has a number of high street shops and stores.

Ideally situated between Coventry & Banbury with easy access to Warwick, Stratford upon Avon, Gaydon, Daventry and Rugby. Major road networks include the M40, M6 & M1, and mainline railway links are easily accessible.

### **Frontage**

A shared drive leads up to the property, and also gives access into the garage and provides off road parking.

At the front of the property there is a raised brick flower bed with established plants, as well as other plants around the entrance

### **Enclosed Porch 3'9" x 8'8" ( 1.152 x 2.662)**

Stepping through the stable door which has part obscure glazing, the porch has tiled flooring, wall mounted light points, exposed beams, double glazed windows to front and side elevation, exposed brickwork and a beautiful original door with iron studs gives access into the cottage.

### **Foyer 7'10" x 7'0" ( 2.394 x 2.145)**

Having carpets to floor, a wall mounted light point, a radiator and exposed timber beams.

### **Guest W/C 4'10" x 4'4" (1.496 x 1.332)**

Off the entrance area you have a guest w/c. With a low level flush w/c, wall mounted wash hand basin with tiled backsplash, window to front elevation, vinyl flooring and a wall mounted light point. The Worcester combi boiler is also located here and is 9 years old, been serviced every year and last serviced in Oct 2023.



**Sitting Room 18'0" x 10'9" (5.500 x 3.301)**

maximum measurements

The main feature in this lovely room is the open fireplace, which has a recessed beam above and a tiled hearth. There is an array of exposed timbers, double glazed window to rear elevation, carpet to floor, three wall mounted light points and a radiator. Double French doors with glazed panels either side gives access into the ground floor bedroom/second reception room.

**Bedroom Four/Second Reception Room 11'4" x 13'9" (3.456 x 4.201)**

maximum measurements

Added to the property approximately three years ago, this light a spacious room offers flexibility. Having windows to front and side elevations, Bifold doors that give access out into the rear garden, carpet to floor with a inset section of hardwearing carpet near the exterior door. Wall mounted vertical radiator and four wall mounted light points.

**Wet Room 7'1" x 5'7" ( 2.168 x 1.712)**

Having vanity wash hand basin, low level flush w/c, recessed spot lights to ceiling, obscure glazed window to side elevation, walls are tiled to full height, wall mounted chrome heated towel rail, rain drop shower and hand-held shower attachments, non-slip flooring. This area has separate thermostat.

Returning to the sitting room, and archway leads into vestibule which has stairs to the first-floor landing, light point to ceiling, carpets to floor, a radiator, double glazed window to side elevation and a second archway leads into the kitchen.

**Kitchen 11'0" x 9'3" (3.360 x 2.820)**

This charming kitchen is extremely well presented and was refitted approximately six years ago. With a range of wall and base units, quartz work surfaces with undermount double ceramic sink, tiled backsplash, space for freestanding oven with tiled splashback and circulatory fan above. Integrated Bosch dishwasher, integrated Beko washing machine, space for full height fridge/freezer, tiled Flooring, recessed spotlights to ceiling, double glazed window to side elevation and exposed beams.

**Dining Area 8'7" x 12'10" (2.623 x 3.932)**

The current owner improves the layout some years ago by adding a dining area which is open to the kitchen. Offering space for full size dining table and having double patio doors with glazed panels either side give access out to the rear garden, and window to rear elevation allow lots of nature light into the room. Continuation of the tiled flooring from the kitchen, recessed spotlights to ceiling and a radiator.

Returning to the ground floor vestibule, staircase to first floor splits off at the half landing. To the right it leads to the family bathroom, and to the left leads to the first floor bedrooms.

**Family Bathroom 7'10" x 7'3" (2.410 x 2.211)**

maximum measurements

The quirky bathroom has gorgeous exposed beams, which are complimented by the attractive patterned flooring. Having a panelled bath, shower cubicle with Triton electric shower and tiled surround, low level flush w/c, pedestal wash hand basin with tiled backsplash, obscured double glazed window to front elevation, light point to ceiling, wall mounted chrome heated towel rail.

**Bedroom One - dressing area 9'4" x 10'0" ( 2.853 x 3.065)**

The main bedroom is divided into two areas, having a walk through dressing room area and the bedroom beyond. The dressing room has window to rear elevation, light point to ceiling, a radiator and carpet to floor which continues through into the bedroom. Measures

**Bedroom One - bedroom area 8'7" x 12'2" ( 2.631 x 3.715)**

Bedroom area has Velux windows to front and rear elevations, and a third window to side elevation, light point to ceiling and a radiator.

There are some height restrictions in this room.

**Bedroom Three 18'4" x 9'4" (5.589 x 2.856)**

maximum measurements

Having two windows to front elevation, exposed beams, carpet to floor, two light points to ceiling an open fronted wardrobe and a radiator.

**8'7" x 10'4" ( 2.624 x 3.170)**

Second vestibule space for storage or office space. Having wood effect flooring, exposed beams, light point to ceiling, window to rear elevation, a radiator and stairs that lead up to bedroom two.

**Bedroom Two 6'0" x 18'8" (1.832 x 5.696)**

some height restrictions and measurements do not include the space under the open eaves.

Completing upstairs is another double bedroom, which would make a great room for teenager or child.

Having a pitched roofline with exposed beams, carpet to floor, window to side elevation as well as a Velux window to rear elevation, four wall mounted light points and storage has been created in some of the eave space.

**Rear Garden**

The garden is your own perfect little paradise, having winding paths and a vast amount of mature flowering borders and well stocked flower beds. Being completely private, the main garden space is mainly laid to lawn and has a shingle area which is perfect spot for a bistro set or other outside furniture. A brick path leads to another area of the garden that has a greenhouse and timber shed, and another path leads down to either side of the property, one to the side garden gate and the other to the bin store. There is also a raised brick built pond and patio.

**Garage 8'2" x 16'8" (2.499 x 5.086)**

approximate measurements due to access

The garage benefits from having power and lighting and is accessed by an up and over door. There is also a mezzanine storage in the roof space, which is has another light point.

**Council Tax**

We understand the property to be in Band E

**Viewing**

Strictly by appointment through Hawkesford

**Additional Notes**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Fixtures**

Only those mentioned within these particulars are included in the sale price.

**Services**

All mains services are believed to be connected.

**Photography**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.



**Sales Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Free Market Appraisal**

Considering Selling or Letting your property? For a FREE Market Appraisal on a No Sale, No Fee basis contact 01926 430553

**Surveys**

Hawkesford Survey Department has qualified Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations

**Financial Advice**

We can put you in contact with an independent financial advisor who can provide up to the minute whole of market mortgage information. Please contact Hawkesford on 01926 430553

**Disclaimers**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements or representatives of fact and do not constitute any part of an offer or contract. The seller does not make or give, nor do we or our employees, have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified on inspection and also by your conveyancer.





















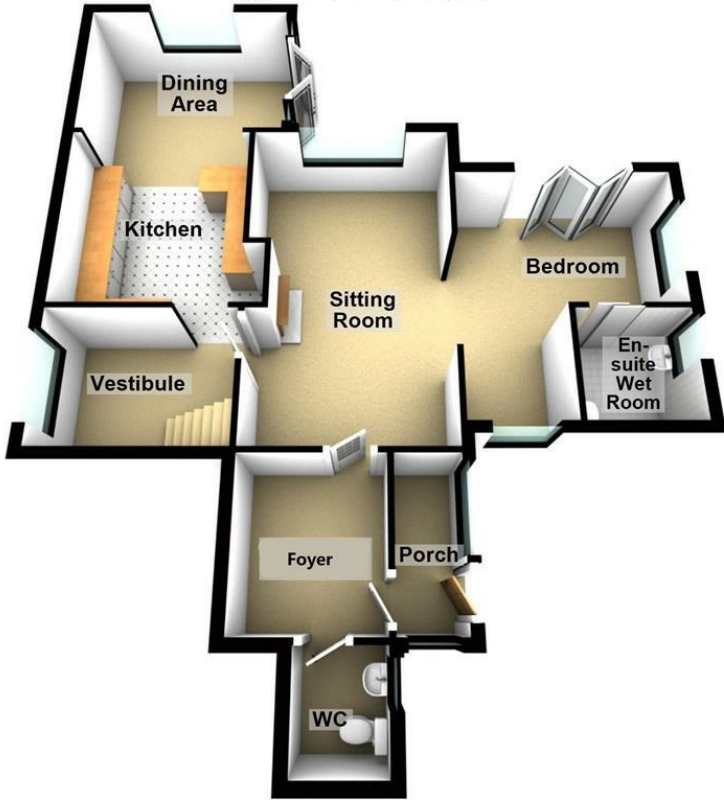






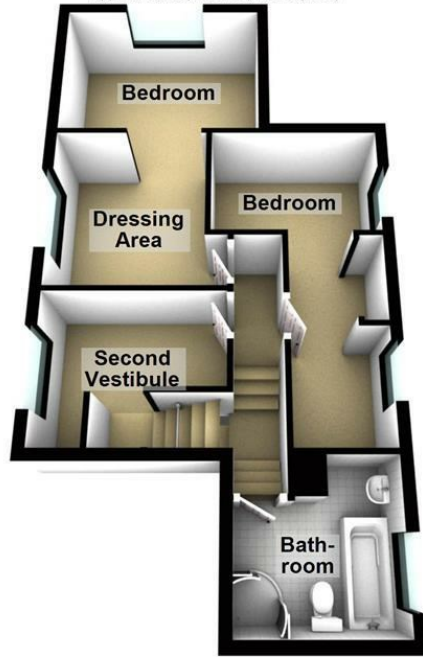
**Ground Floor**

Approx. 73.4 sq. metres (790.2 sq. feet)



**First Floor**

Approx. 48.2 sq. metres (519.2 sq. feet)



**Second Floor**

Approx. 10.9 sq. metres (117.6 sq. feet)



Total area: approx. 132.6 sq. metres (1427.0 sq. feet)

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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		60	78
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

www.hawkesford.co.uk t: 01926 430 553 e: leamington@hawkesford.co.uk