

## LITTLE FOLD, SCHOOL HILL, SOUTHAM CV47 8NN



### A STUNNING COTTAGE WITH IMMENSE CHARM LOCATED IN A POPULAR VILLAGE LOCATION.

- STUNNING CHARACTER HOME
- COUNTRYSIDE VIEWS AND BEAUTIFUL GARDEN WITH SUMMER HOUSE
- HIGHLY DESIRABLE VILLAGE LOCATION
  - CLOSE TO AMENITIES
  - TWO DOUBLE BEDROOMS
- LOVELY FINISH THROUGHOUT
  - SITTING ROOM
  - DINING ROOM
  - KITCHEN
- BATHROOM/SHOWER ROOM AND STUDY/3RD BEDROOM

2 BEDROOMS

£495,000

Hawkesford are delighted to bring to the market this unique and charming two bedroom semi detached cottage, benefiting from stunning elevated views across the countryside.

Set at the heart of the highly desirable village of Napton, this charming cottage has rolling countryside views and an abundance of character throughout, this lovely home has so much to offer.

Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home offers rural community living at its finest. Outside, the home is blessed with a suntrap garden, that offers the perfect space for al fresco dining and entertaining guests. The garden also offers breathtaking views of the village and countryside which make this home a real showstopper.

The ground floor benefits from a stunning sitting room with lovely views over the village countryside, kitchen, shower room, snug and dining area.

The first floor which is steeped in original features and charm has two double bedrooms and a modern bathroom.

The garden is breathtaking, with views that stretch for as long as the eye can see. There is space for off road parking, a summer house and a variety of seating areas amongst this beautiful space.

If you are looking for a property that is unique and in a friendly community, we strongly recommend you view this cottage.

### **Approach**

Located in the heart of the village and holds an elevated position on school hill, with private access leading to the house. The cottage benefits from a large hardstanding that has space for off road parking

### **Kitchen 16'4" x 6'11" (5.00 x 2.12)**

A spacious galley kitchen, with a double glazed window overlooking the side elevation, spotlights to ceiling and access to the first floor stairs.

### **Shower Room 6'11" x 6'7" (2.13 x 2.03)**

Wet room, with a walk in shower, low level WC, sink with storage, spotlights to ceiling, heated towel rail and double glazed window to the side elevation.

### **Sitting Room 18'8" x 12'7" (5.71 x 3.84)**

Leading through the home is this beautiful sitting room which really is the heart of the home. Benefiting from lots of natural light through two large skyline windows and further double glazed windows to both the side and rear elevation. There are further double glazed patio doors leading into the garden area. This room really gives you an appreciation of the views on offer.

### **Dining Room 12'5" x 11'6" (3.80 x 3.51)**

A room full of character and charm, with exposed beams, open fireplace, radiator and light points.

### **Study 12'9" x 11'9" (3.89 x 3.60)**

This room is currently used as a study area/second reception room, but could be used as a third bedroom. With light points to the wall and ceiling, a radiator and an open fireplace.

### **First Floor**

The first floor is home to the two double bedrooms and bathroom.

### **Bedroom One 13'1" x 11'7" (4.01 x 3.55)**

With a double glazed window to the rear elevation, radiator and light points to the wall and vaulted ceiling and beams.

**Bedroom Two 10'11" x 9'6" (3.35 x 2.90)**

With a double glazed window to the rear aspect, built in wardrobe space, radiator and light point to the wall and exposed beams.

**Bathroom 10'11" x 7'2" (3.35 x 2.20)**

Benefiting from a separate walk in shower and standalone bath, spotlights to ceiling, double glazed window to the rear elevation, WC and sink.

**Garden**

The house is blessed with a suntrap garden that offers the perfect space for al fresco dining and entertaining guests. The garden has been landscaped and has views that stretch as far as the eye can see. There is space for off road parking for at least 2 cars, a summer house/office and a variety of seating areas amongst this beautiful space.

The garden also benefits from a shed and raised beds for growing fruit and vegetables.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations 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.

**Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

**Fixtures and Fittings**

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

**General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

**Photographs**

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

**Special Note**

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

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tax Band**

The Council Tax Band is C.

**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.

**Viewings**

Strictly by appointment through Hawkesford on 01926 438123

















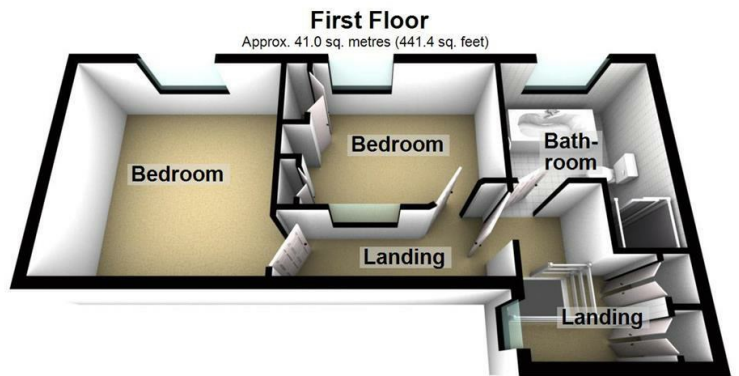
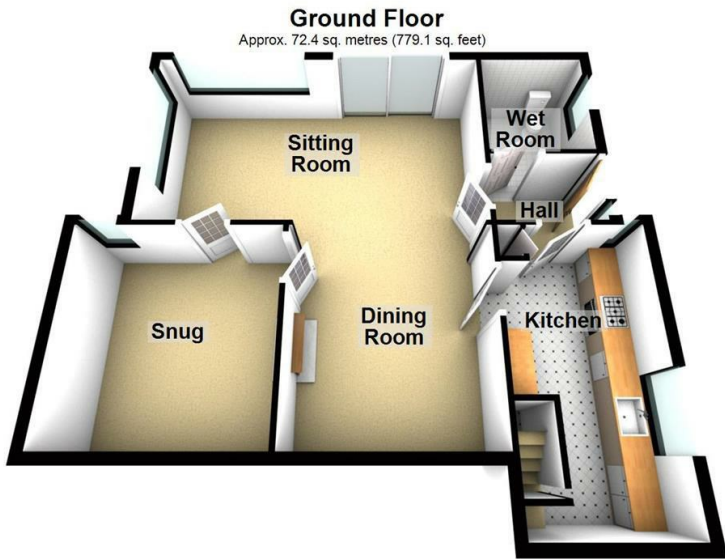












Total area: approx. 113.4 sq. metres (1220.5 sq. feet)

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>	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