



Windmill Cottage
Windmill Hill Farm | Windmill Hill Lane | Chesterton | Warwickshire | CV33 9LB

STEP INSIDE

Windmill Cottage

Windmill Cottage is a wonderful and well-proportioned three double bedroom home offering almost 2,000 sq ft of living space with plenty of scope to extend the living accommodation STPP. The property is set within approximately a quarter of an acre plot and is nestled in the delightful village of Chesterton. The property boasts mature gardens and fantastic countryside views alongside easy access to the Fosse Way and the M40. This is a rare opportunity to purchase a beautifully refurbished residence in this sought-after South Warwickshire village just a short walk away from the striking landmark, Chesterton Windmill, and a 5-minute drive away from the popular village of Harbury. The property offers a generous kitchen/dining room with an adjoining family room/study, a spacious lounge, and a good-sized utility room with w/c & cloakroom. Chesterton is situated within the popular Harbury Primary School and Southam Secondary School catchment area.

Ground Floor

The traditional timber framed entrance porch welcomes you to the property and leads into the kitchen hallway, off to the left you find a large well-fitted utility room and separate W/C. There is also a good-sized walk-in cloakroom. Through to the right-hand side is the spacious kitchen/diner which comprises an Alpha oil Alpha-fired range that provides central heating and hot water; oak kitchen units with granite work surface and exposed ceiling timber beams. At the end of the kitchen looking out to the rear garden is a useful family room/study which could also be used as a more formal dining room if desired. You then enter the rear hallway featuring oak floors which continues into the spacious lounge which features a log burner. This room offers lovely views over the gardens and into the open countryside.

From the rear hallway, a fantastic custom-made oak staircase rises to the first floor where you will find the bedroom accommodation.







First floor

A beautiful solid Oak staircase rises to the first floor where you will find the bedroom accommodation comprising three double bedrooms, all being beautifully decorated and featuring exposed ceiling timbers. The main bedroom is a generous size and incorporates fitted wardrobes and lovely views from three aspects. Bedrooms two and three are also good-sized double bedrooms and look out over the stunning countryside surrounding the property. There is a stunning and spacious modern bathroom with a double walk-in shower cubicle, sink with mirror above, toilet, and heated towel rail. On the landing, there is a useful walk-in airing cupboard.







Outside

The property is approached from Windmill Hill Lane where you will find a secure electric gate with keypad entry for each property at the original Windmill Hill Farm. Once through the gate follow the drive and at the gateway to the Farmhouse, fork right and the property is on your left. It is surrounded on three sides by two gardens and a tree-lined border.

To the side of the property is a gated entrance and driveway large enough for 5 cars. The driveway leads to a good-sized front garden and has a path to the generous rear garden.

The front garden extends to approximately 60 ft. in length and is mainly laid to lawn with borders and timber fencing with slate paving along with a greenhouse and large timber shed/workshop.

The private, south-facing rear garden boasts views across the open countryside with a herbaceous-bordered patio area and water feature. The lawned garden has mature shrub areas, is fully enclosed by hedging, and extends to approximately 100 ft. in length.





LOCATION

Chesterton is a village set within Warwickshire in the centre of England. 'Chesterton Windmill' Warwickshire's most famous landmark, overlooks the Parish with views towards its very ancient church. Whilst being in a quiet rural setting with beautiful far reaching views Chesterton is well connected. Leamington and Warwick are within a short drive, both towns offer excellent facilities and connections to the M40 and railway connections to London Marylebone, Birmingham etc. In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. Many people are drawn to the area by the excellent schooling facilities available, shops, parks and surrounding countryside. After a visit to the town it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the river Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in bloom winner the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room Gardens, Mill Gardens, The Dell and Newbold Comyn. The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon Avon. Leamington Spa is also just seven miles from the world famous Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in twenty six minutes.





Services

The property is connected to mains water and electricity. The heating is oil fired and there is a shared septic tank for drainage. There are also fibre optic connections to the property.

Notes

There is an annual service charge of £100 for maintenance of the shared amenities within the private development.

There are restrictive covenants on the property.

Local Authority

Stratford District Council

Tax Band – E

EPC Rating – F

Tenure

Freehold

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950.

Website

For more information visit www.fineandcountry.com/uk/Leamington-Spa

Opening Hours:

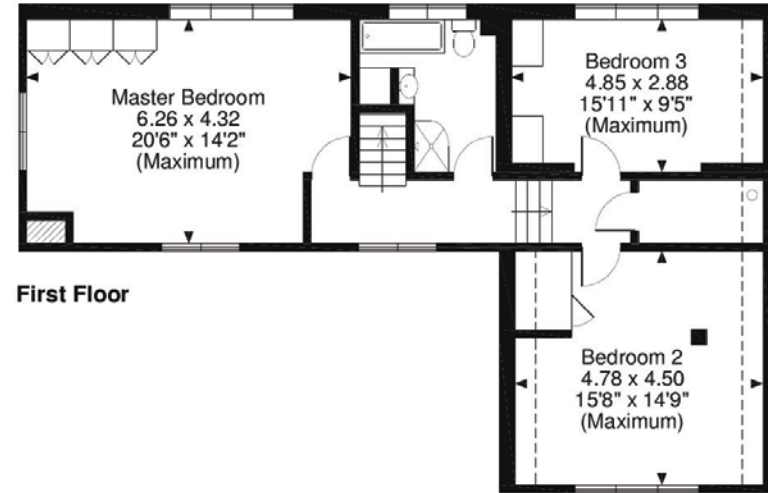
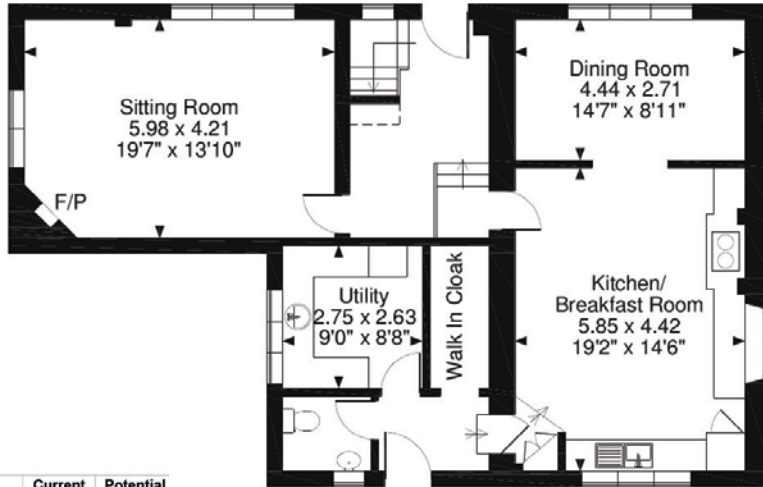
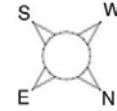
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

Directions

From the parade head south onto Bath Street and right onto Radford Road, turn left onto Tachbrook Road. Continue on Tachbrook Road for approximately two miles and turn left onto Harbury Lane. Continue again for approximately two miles on Harbury Lane until you come to the crossroads, with care cross straight over onto the Chesterton Road. Proceed on Chesterton Road for a short distance and take the right onto Windmill Hill Lane. Follow the road down to the bottom of the hill and take a right turn into 'Windmill Hill Farm'. There will be a secure electric gate with keycode entry press the relevant code and access will be given. Follow the drive and at the gateway to the Farmhouse, fork right and the property driveway is on your left.



Windmill Cottage, Windmill Hill Farm, Windmill Hill Lane, Chesterton, Leamington Spa
 Approximate Gross Internal Area
 1903 Sq Ft/177 Sq M



Ground Floor

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8275078/ALW

£680,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 14/12/2023





JAMES PRATT
PARTNER AGENT

follow Fine & Country Leamington Spa on



Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, Warwickshire, CV32 5AA
01926 455950 | leamington@fineandcountry.com

