



26 Warwick Road  
Southam | Warwickshire | CV47 0HN

FINE & COUNTRY

# STEP INSIDE

## 26 Warwick Road

This Grade II Listed cottage is beautifully presented and offers a unique blend of charm and character. It sits on a plot of around a third of an acre and boasts approximately 1,300 sq. ft of accommodation. The cottage has features dating back to the 1400's. Overall, this ideally situated cottage provides a charming living space, blending historical elements with modern comforts.

### Accommodation

Upon entering the cottage, you are immediately greeted by the characterful interior, with exposed stonework, beams, and timbers. The bespoke kitchen/dining area is thoughtfully designed, it includes a comprehensive range of fitted furniture and appliances as well as a stunning inglenook fireplace with cast iron gas fire.

The kitchen flows into a cosy living room with immense charm and character, including an open fireplace with stone surround, creating a warm and inviting atmosphere.

Additionally, the family bathroom is situated on the ground floor. This is an immaculately presented space with roll top bath and shower over, as well as space for the washing machine.

Moving to the first floor through the wooden door in the kitchen, you will find three double bedrooms and a generous sitting room space at the top of the stairs. The upstairs oozes original features including exposed beams, a cast iron fireplace and mezzanine area in bedroom three.













### Outside

There is pedestrian access to the front door which is situated to the left-hand side. To the rear of the property there is side access for vehicles. There are parking spaces for several vehicles and a large double garage. The garden is around a third of an acre and is separated into sections including a vegetable plot, pond and space for chickens. Right at the bottom of the garden there is a beautiful spot right by the River Stowe. There are seating areas spaced out around the garden, one being in the gorgeous private courtyard directly to the rear, with its own stone-built feature well. This is a lovely area to relax with your morning coffee. This is your own little piece of the countryside but with the added benefit of being so close to town.



# LOCATION

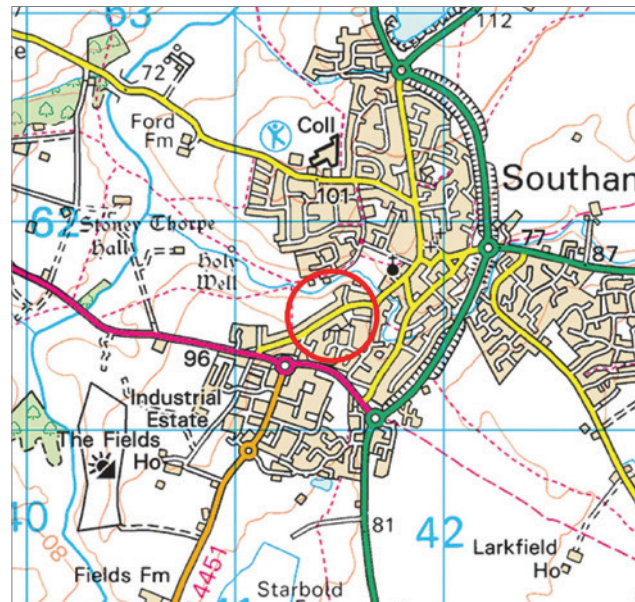
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Southam is a small market town in the Stratford-upon-Avon district of Warwickshire. Southam has three primary schools and the 'Outstanding' Southam College within easy walking distance. The main shopping street runs through the centre of town. There is a wide range of shops, including hairdressers, post office, florists, banks, restaurants, pubs, convenience stores, newsagents, ironmongers and a Tesco supermarket. There are also two doctors' surgeries, dental practices, and a leisure centre, with a 25-metre pool and well-equipped gym. The commuter links from Southam are very good, the M40 is nearby, as are the historic towns of Leamington Spa, Warwick, Rugby, Banbury, and Stratford-upon-Avon, which all provide regular rail services to Birmingham and London.









**Services**

The property is understood to have mains gas, water, electricity, telephone and drainage.

**Notes** The property is situated in a conservation area and has a shared driveway. There is a small flying freehold owned by the adjoining house over a small part of the kitchen.

**Local Authority**

Stratford-upon-Avon District Council  
Council Tax Band: D

**Tenure**

Freehold

**Viewing Arrangements**

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

**Website**

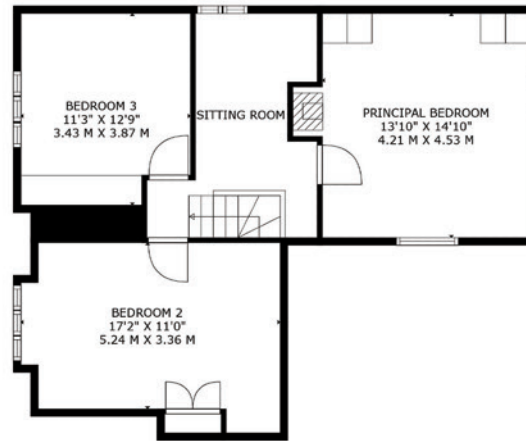
For more information visit [www.fineandcountry.com/uk/Leamington-Spa](http://www.fineandcountry.com/uk/Leamington-Spa)

**Opening Hours:**

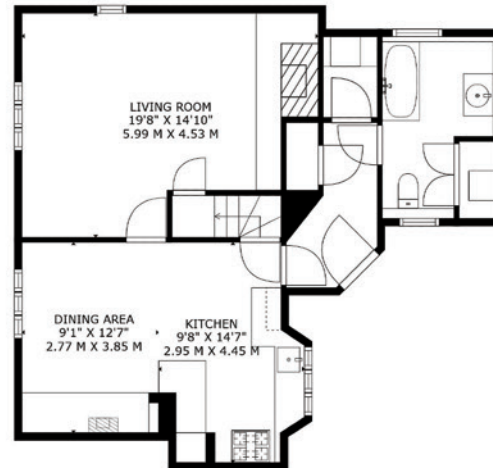
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

**Directions**

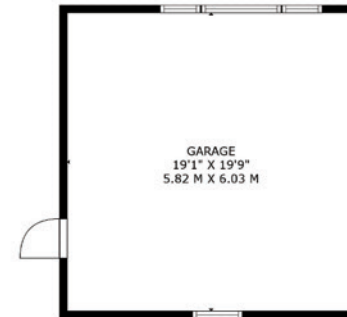
Heading out of Southam on the Warwick Road, the property is situated on the right hand side.



FIRST FLOOR



GROUND FLOOR



GARAGE

GROSS INTERNAL AREA : 1223 sq ft, 113 m<sup>2</sup>  
 ADDITIONAL AREAS TOTAL : 559 sq ft, 52 m<sup>2</sup>

**OVERALL TOTALS: 1782 sq ft, 165 m<sup>2</sup>**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

EPC Exempt



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 04.12.2023





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