



2 Fields Farm Cottages
Fosse Way | Chesterton | Leamington Spa | Warwickshire | CV33 9JX

STEP INSIDE

2 Fields Farm Cottages

2 Fields Farm Cottages is a beautifully presented family home, currently offering up to three bedrooms, with potential for a loft conversion. The accommodation is extremely versatile, with an amazing open plan kitchen/family room and bedroom with en-suite downstairs, perfect for a multigenerational family. Outside there is ample parking for several vehicles, a double garage, multiple outbuildings, and it sits in around 0.5 acre of beautifully landscaped grounds. This property must be seen to be fully appreciated.

Ground Floor

The ground floor accommodation is lovely and flexible with the option for the bedroom to be an extra reception room instead. The spacious living room, with a log burning stove, is flooded with natural light, and offers endless possibilities for entertaining and leisure. There are sliding doors across every rear access allowing fantastic flexibility to bring the outside in and accessing the patio. Through to the rear of the property is the amazing open plan kitchen/family room, added as an extension by my vendors. The kitchen is the heart of the home and extremely well equipped with ample storage. Adjacent, there is a utility room with further storage, coat and shoe racks, sink and space for washing machine and tumble dryer.

You can access the bedroom off the hallway from the front of the property or through the utility room. It's a spacious room with wardrobes and boasts its own immaculately presented en-suite shower room with double sized walk-in shower.

There is an external covered walkway around the ground floor, very useful for when it's raining.









First floor

Up the stairs to the first floor there are two bedrooms. The principal bedroom has ample built in wardrobe, storage space and amazing views over Chesterton Windmill and the countryside surrounding. The other bedroom is currently doubling up as an office, with fitted wardrobes, drawers and desk with amazing countryside views. The family bathroom with bath and shower over, serves both bedrooms.





Outside

The grounds of this wonderful home extend to around 0.5 acres in a fantastic position. The garden is beautifully landscaped with a patio across the whole of the rear, easily accessible through doors from the living room and kitchen. There is a fully equipped and insulated garden office, and shed serving as an outdoor utility. The driveway provides parking for 3 or 4 cars. The property offers both privacy and ample outdoor space. There is ample outdoor space and outbuildings to potentially run a business or for future development. There is further driveway space and a double garage.

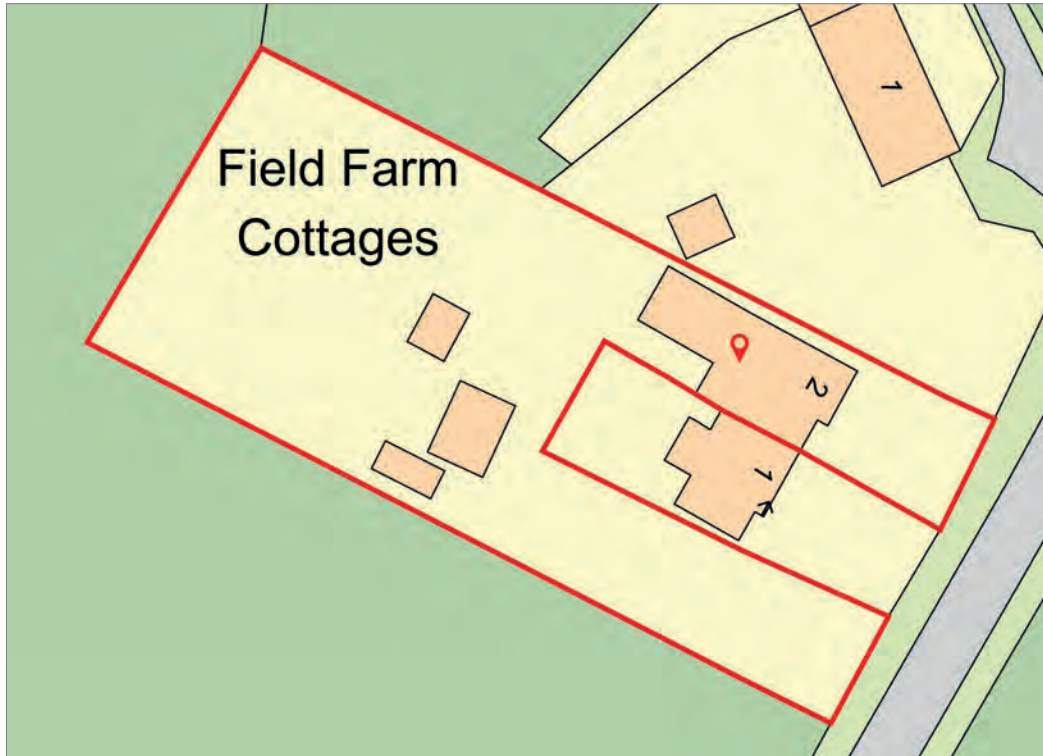




LOCATION

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, Utilities & Property Information

Utilities - The property is understood to have mains water, septic tank, electricity and the central heating is a wood pellet boiler.

Mobile Phone Coverage - 5G mobile signal is available in the area. We advise you to check with your provider.

Broadband Availability - Superfast Broadband Speed is available in the area, with predicted highest available download speed 947 Mbps and highest available upload speed 112Mbps.'

Tenure - Freehold

Directions

Postcode: CV33 9JX/ what3words: ///interest.stub.makeup

Local Authority

Stratford upon Avon District Council
Council Tax Band: C

Viewing Arrangements

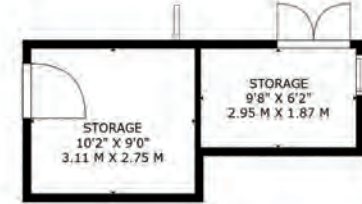
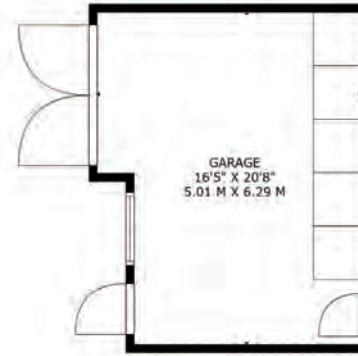
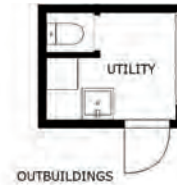
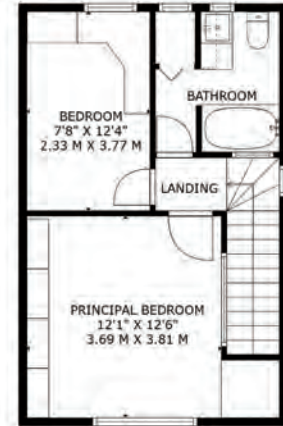
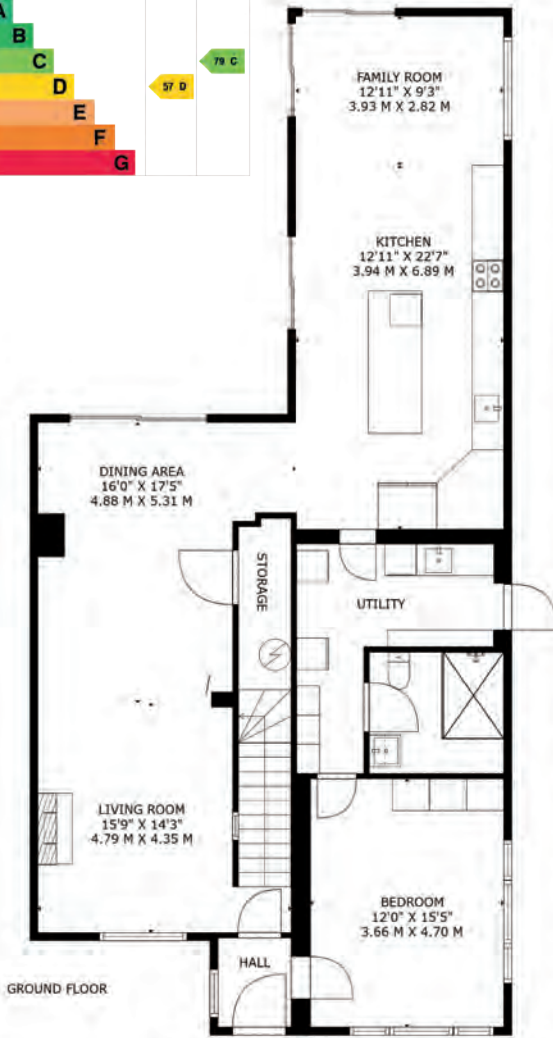
Strictly via the vendors sole agents Fine & Country on Tel Number 01926 455950

Website

For more information visit <https://www.fineandcountry.com/uk/leamington-spa>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	78 C
39-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA: 1706 sq ft, 159 m2
 OUTBUILDINGS TOTAL: 693 sq ft, 64 m2

OVERALL TOTALS: 2399 sq ft, 223 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 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 21.05.2024





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