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Toulouse Cottage, Ashorne, Warwick



A charming character cottage located idyllically in the heart of the village, offering good sized accommodation and large rear garden.

Briefly Comprising;

Canopy porch, entrance hallway, ground floor cloakroom, sitting room with feature fireplace and wood burner, dining/family room with double doors to garden, semi open plan to refitted shaker style kitchen, utility room. Spacious galleried first floor landing, two large double bedrooms with wardrobes and white re-fitted bathroom. Lawned front garden and attractive large lawned, patioed and terraced rear garden. Oil radiator heating, double glazing. Viewing recommended.

Toulouse Cottage

Situated in the heart of Ashorne, just off 'The Green', surrounded by picturesque properties. This particular property has been sympathetically improved and updated by the current vendors, and now offers characterful accommodation with modern touches and conveniences. Affectionately known by the vendors grandchildren as "Sausage Cottage" which suits its warm and charming character perfectly.

The thatched property boasts a large rear garden with extensive patio and sitting areas, mainly laid to lawn with



the rear portion attractively landscaped and terraced offering plenty of sitting spaces. with excellent views over the village to countryside beyond.

The Property

Is approached via a red brick block paved path leading across the front lawn to a thatched canopy porch which gives access via a replacement double glazed stable-style door into the...

Entrance Hallway

With radiator, stripped ledge and braced door to...



Ground Floor WC

With low level WC, wall mounted wash hand basin, radiator, tiled floor.

Further ledge and braced door from hallway extends into the...

Dining/Family Room

9'5" x 17'4" (2.87m x 5.28m)

With feature beam to ceiling, double glazed multi paned French doors with matching panels to side leading to patio area to garden, further timber framed double glazed multi paned window to side elevation, two radiators, tiled floor, ledge and braced door to living room and broad square opening to adjacent kitchen.

Semi Open Plan Kitchen

12'7" x 13' max (3.84m x 3.96m max)

Attractive timber shaker style in frame kitchen with painted doors, solid granite working surfaces and upstands, inset four point Neff gas hob (fed by bottled gas), with Neff double oven to side, concealed Bosch dishwasher, recess for tall fridge, Belfast style sink underslung to working surface, attractive splashback tiling, timber framed multi paned double glazed window to rear elevation feature angled ceiling lines with downlighter points and two conservation style roofline windows, radiator.

Staircase Rising to First Floor



Utility Room

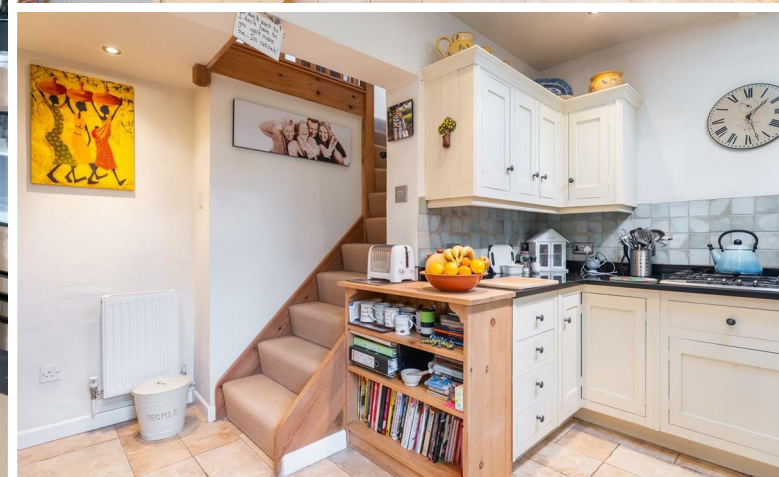
5'6" x 6'6" (1.68m x 1.98m)

With timber framed ledge and braced door to side elevation, double glazed window to rear, space for tall fridge/freezer, floor mounted Grant oil fired boiler.

Living Room

13' into chim rec x 11'3" (3.96m into chim rec x 3.43m)

With two attractive replacement double glazed metal windows set into timber frames to front elevation, with double radiator, feature exposed brickwork to chimney breast with feature wood burner, fitted cupboards and



shelving to one chimney recess, ledge and braced door to deep useful under stairs store cupboard, wall light points, timber flooring.

First Floor Galleried Landing

With replacement double glazed metal windows set into timber frames to rear elevation, semi vaulted ceiling, radiator.

Bedroom One (Rear)

9'5" x 11'10" inc fitted w'robes (2.87m x 3.61m inc fitted w'robes)

With timber framed multi paned double glazed window to

rear elevation, double radiator, timber ledge and braced doors to fitted wardrobe with hanging, shelving and high level storage over.

Bedroom Two (Front)

13' inc fitted w'robes x 9' (3.96m inc fitted w'robes x 2.74m)

With two replacement double glazed metal windows set into timber frames to front elevation, fitted wardrobes, chimney recess, radiator and semi vaulted ceiling.

Bathroom

Attractively fitted with a white period style suite to

comprise; pedestal wash hand basin with period style taps, low level WC, claw foot roll top bath with wall mounted shower and control over, splashback tiling to two walls, tiled floor, double radiator, ledge and braced door to AIRING CUPBOARD housing Megaflo hot water cylinder with slatted shelving over. Timber framed obscure double glazed window to side elevation, hatch to roof space.

Outside (Front)

To the front of the property is an attractive lawned front garden with red brick path leading to the front door and in turn gated access to the rear garden. With attractive herbaceous planting, outside power point.



Outside (Rear)

The rear garden has been attractively landscaped and has clearly been the pride and joy of the current owners. The garden is successfully tiered and yet offers a good sized lawned area, brick bordered red brick patio immediately to the rear of the property, useful area to the side containing the oil tank, timber garden shed, log store.

To the side of the main lawned area is a further paved patio with access to the greenhouse, another timber shed with log store. Attractively landscaped brick edged border, timber edged steps leading up the slope of the very rear

garden which has been attractively planted to provide a number of terraced sitting areas and outside lighting. At the top of the garden there are excellent views extending across the rooftops of the village to countryside beyond.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property with the exception of gas. NB We have not

tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

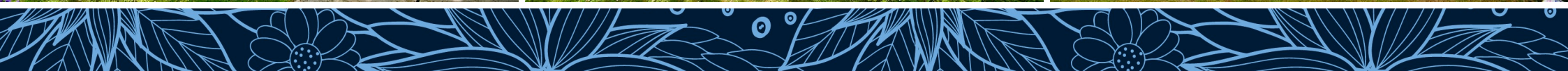
Council Tax

Council Tax Band E.

Location

CV35 9DR

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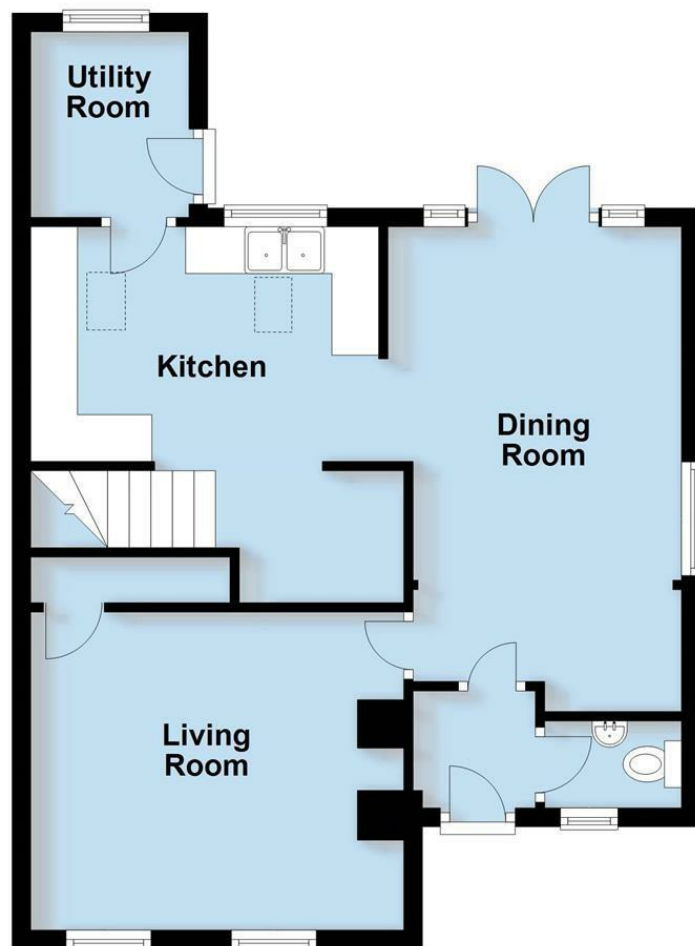
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

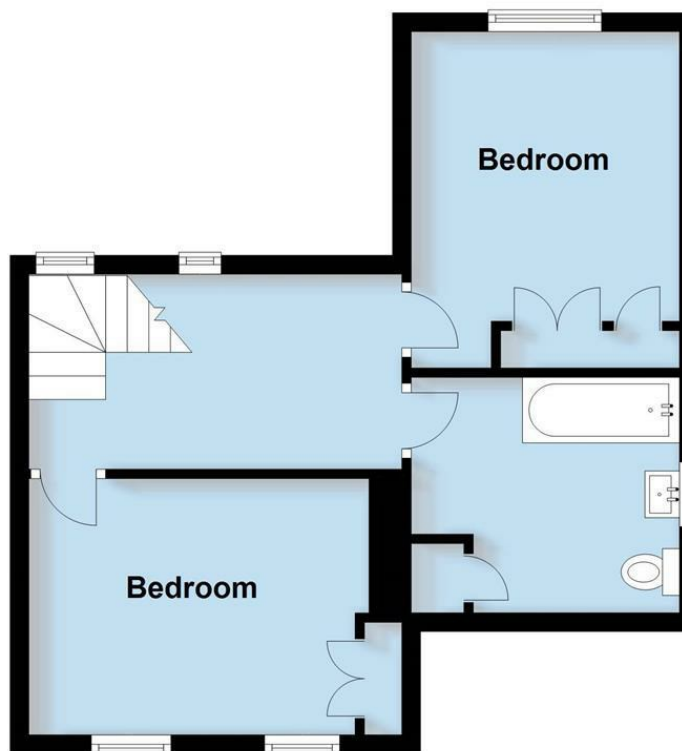
Ground Floor

Approx. 52.0 sq. metres (559.5 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.4 sq. feet)



Total area: approx. 89.8 sq. metres (966.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact