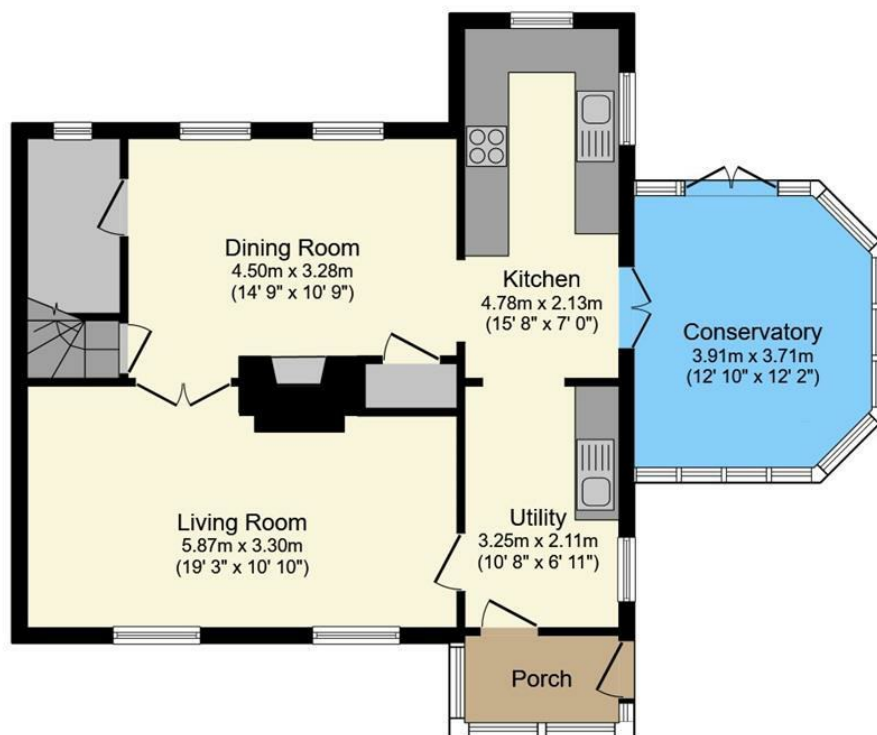


Peter Clarke



9-10 The Green, Chesterton, Leamington Spa, CV33 9LE

9-10 The Green, Chesterton



Ground Floor

Floor area 72.0 sq.m. (775 sq.ft.)



First Floor

Floor area 53.9 sq.m. (581 sq.ft.)

TOTAL: 125.9 sq.m. (1,355 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Incredible Country Cottage
- Offering An Incredible Plot of 0.31 Acres
- Three Well Proportioned Bedrooms
- Modern Family Shower Room
- Two Large Reception Rooms & Conservatory
- Modern Fitted Kitchen & Utility
- Beautiful, Landscaped Rear Gardens
- Large Driveway Parking Area & Detached Double Garage & Workshop
- Incredible Countryside Views
- EPC Rating D



Price Guide £650,000

A beautifully presented, well proportioned and idyllically positioned country cottage located in the picturesque village of Chesterton. This wonderful period property offers internal accommodation, comprising entrance porch, kitchen, utility, living room, dining room, three well proportioned first floor bedrooms, and a family shower room. Outside are stunning, professionally landscaped lawned gardens with separate fruit and vegetable garden located to the rear of the plot. In addition, this exceptional home also boasts a large driveway enabling off road parking for six plus cars, and an oversized, detached double garage and workshop area offering scope for adaptation, subject to planning. Internal viewing is highly recommended to appreciate the size, quality and position this outstanding property has to offer.

Approach

Accessed from the Green via a timber gate opening onto a paved footpath leading to the front door. Or from the driveway parking area via a paved footpath over the dining terrace to the front door.

Porch

Having double glazed windows to the three sides and giving access into the utility portion of the kitchen

Utility

Having ceramic tiled flooring and exposed brickwork with a range of white fronted base mounted units with wood effect worktops over and providing space and plumbing for washing machine and tumble dryer and featuring a countertop mounted ceramic Belfast sink, window offering views to the stunning gardens, with an open arch leading into the kitchen and door leading into the living room.

Kitchen

Accessed from the utility and having further access to the conservatory and dining room, with windows to both side and rear elevations and having a range of integrated wall and base mounted units with contrasting wood effect worktops over, with an inset sink with monobloc tap and a built in electric oven, counter top mounted hob and space for an under counter dishwasher. with ceramic tiling to the floor and all splashback areas.

Living Room

Having access from the utility room and dining room, this generous first reception room has a front facing window enjoying stunning views over the neighbouring farm land, beautiful exposed ceiling timbers and a centrally mounted feature fireplace with log burning stove.

Dining Room

Another large and adaptable reception room, accessible from the kitchen and living room and having stairs leading to the first floor landing, as well as benefiting from a large under stairs storage cupboard and featuring two windows looking out to the the outstanding rear garden. In addition there are exposed ceiling timbers a feature fireplace housing a Rayburn oil fired stove and a further useful storage cupboard.

To The First Floor

Landing

This large landing area has a rear facing window looking out to the stunning rear garden and boasts a large built in storage wardrobe. This useful space could easily provide room for a study area, play space or even be sectioned off to make a further room. With a corridor leading to all three bedrooms and family shower room.







Bedroom 1

A large bedroom separated into a sleeping and dressing area and having windows to rear and side elevations offering beautiful views in both directions.

Shower Room

Featuring a modern white suite comprising a low level W.C, vanity unit mounted wash hand basin with under counter storage and an enclosed shower cubicle with sliding glass screen and having an obscured window to the front elevation.

Bedroom 2

Another generous double bedroom this time offer a large solid wood fronted built in storage wardrobe and a front facing window overlooking the adjoining farmland.

Bedroom 3

The final bedroom is currently being used as a study and is a large single, but could accomodate a double bed as a guest room and has a side facing window looking out over the neighbouring fields.

Outside

Having an overall plot size of 0.31 Acres which begins to the front of the property. Sat behind a beautifully maintained hedgerow is a paved footpath leading to the front door and onto the side garden area and paved dining terrace. From here the path continues round to the large private driveway with a substantial lawned garden to the rear.

Driveway

Accessed from the roadside via electrically operated timber gates opening onto an expansive tarmac driveway enabling off road parking for 6+ cars from here you have pedestrian access to the lawned garden and paved footpath and vehicular access to the large and incredibly versatile double garage and workshop.

Garage/Workshop

This incredibly adaptable building has an internal area of 674 sq ft and comprises two side by side double garages and workshop space. Allowing ideal accommodation for a car collection, workshop, business or potential conversion subject to planning.



Gardens

The professionally landscaped and beautifully maintained gardens comprise a large paved dining terrace with substantial and well kept lawns with well stocked borders and beds, having a raised and paved terraced dining area to the rear, with a lovely covered arbour leading to the parking area and lawned path leading to the rear sizeable fruit and vegetable garden situated to the rear of the plot.

General Information

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent, Peter Clarke estate agent Leamington Spa

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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