



WISTERIA COTTAGE

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PROPERTY · SALES · LETTINGS · MANAGEMENT

**WISTERIA COTTAGE
ASHORNE
WARWICKSHIRE
CV35 9DR**

2 miles from junction 13 of M40 South
8 miles to Stratford-upon-Avon
6 miles to Warwick and Leamington Spa

**LOCATED IN THE HEART OF THIS
QUIET, DESIRABLE VILLAGE, A
CHARMING DETACHED THREE
BEDROOM COTTAGE WITH PRIVATE
PARKING AND SOUTH & WEST
FACING GARDENS**

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Three Bedrooms
- Shower Room
- Ensuite Shower Room
- Cottage Gardens
- Driveway
- EPC Rating E

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
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Ashorne is a conveniently located South Warwickshire village, enjoying a sheltered position surrounded by attractive woodland and countryside. The village includes a public house and church, nearby Wellesbourne (2.5 miles distant) offers a wide range of facilities including Post Office, local shops, supermarket, restaurants and primary school. The nearby towns Stratford-Upon-Avon, Leamington Spa, and Warwick offer a wider range of recreation, shopping and private and state education facilities.

Wisteria Cottage is positioned in the heart of this desirable and quiet south Warwickshire village and comprises a detached cottage with attractive cottage gardens. With the benefit of Double Glazing and recently updated oil-fired central heating, the property enjoys a degree of character including exposed timbers, ornamental fireplace, quarry tile floors and attractive exposed pine staircase. Recent improvement works include a replacement roof, replacement boiler and oil tank, together with landscaping of the attractive gardens. The property has the benefit of a private driveway to the side providing off road parking.

GROUND FLOOR

Entrance Hall with quarry tiled floor and understairs storage cupboard. **Sitting Room** double aspect to front and side of the property, ornamental ducks nest fireplace with slate hearth and mantle over. **Kitchen** with outlook to the front of the property and fitted with a range of matching units under granite effect worktop to three walls. Inset stainless steel single bowl single drainer sink with mixer tap. Inset four ring electric hob with built-in single electric oven under and extractor hood over. Storage cupboards, drawers, display shelves, space and plumbing for washing machine, recess for fridge freezer and quarry tiled floor. **Dining Room** double aspect to front and side of the property including bi-fold doors opening to a west facing garden. **Shower Room** fitted with WC, wash hand basin with storage under, corner shower cubicle with glazed sliding door doors and electric shower unit, obscured glazed window and towel radiator.

FIRST FLOOR

Landing. Bedroom One outlook to the front of the property and built-in wardrobe cupboard with electric light. **Ensuite Shower Room** fitted with enclosed shower cubicle with glazed folding doors, wall mounted wash hand basin, close coupled WC and extractor fan. **Bedroom Two** outlook to the front of the property. **Bedroom Three** outlook to the front of the property and airing cupboard with electric heater.

OUTSIDE

The gardens lie to the front and side of the property and have been carefully tended and planted, providing an attractive and pretty cottage garden, with lawns, ornamental flowerbeds, box hedging and paved pathways. Outside lighting and water supply. Wrought iron pedestrian gate leads to pathway from the street. Private driveway provides off-road parking and leads to a timber built shed.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected.

Oil fired central heating.

Ofcom Broadband availability: *standard*.

Ofcom outdoor Mobile coverage likely: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band D

Energy Performance Certificate

Current: 50 Potential: 67 Band: E

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

Material information:

No known property issues including: location, planned works on property, complex issues, rights or restrictions, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, vendor overseas, significant events.

Directions

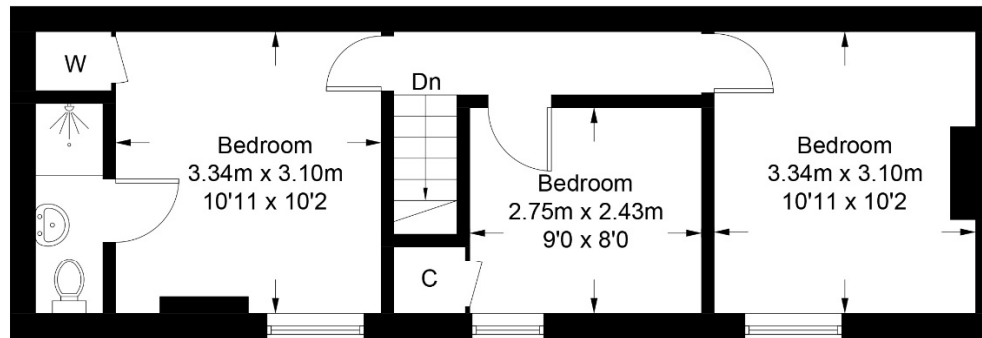
CV35 9DR

The property is identified by our For Sale board, located in the centre of the village a short distance from the Public House and almost opposite the village hall.

What3Words:

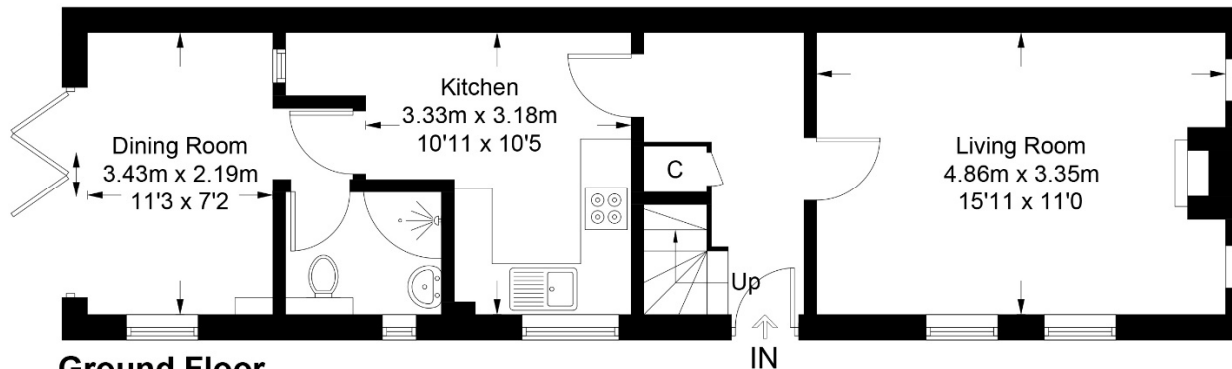
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CS-2269/11.02.2025



First Floor

37.3 sq m / 401 sq ft



Ground Floor

45.7 sq m / 492 sq ft

Approximate Gross Internal Area = 83.0 sq m / 893 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1152985)

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

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