

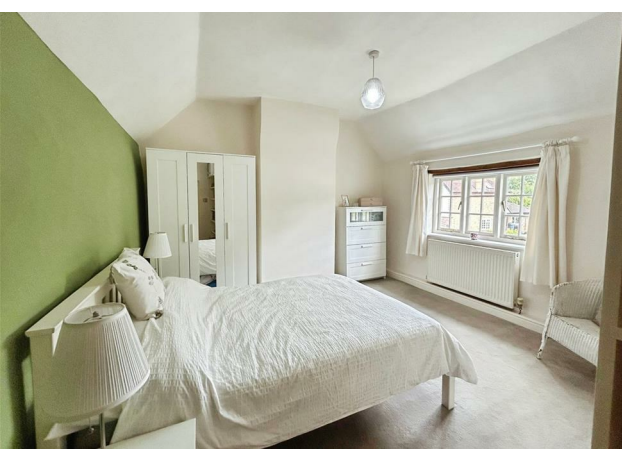


MAIN STREET, EATHORPE

complete ● ● ●
SALES & LETTINGS



*RED LINE FOR GUIDANCE, ACTUAL PLOT MAY VARY



A rare opportunity to acquire a beautifully presented period terraced cottage in the tranquil village of Eathorpe offers a unique blend of historic charm and contemporary living. Tastefully modernised to an exceptional standard, the property retains a wealth of original features while providing high-quality modern finishes throughout.

The spacious three-bedroom accommodation includes an impressive open-plan kitchen and living area, perfect for family life and entertaining. A separate utility room adds practicality, while the generous garden—backing onto open countryside—features a dedicated garden office, ideal for remote working or creative pursuits. The property provides three good sized bedrooms and has a considerable number of notable features; the large garden, garage located in a block close to the property, open aspect to the rear of the property and the general standard of presentation are particularly noteworthy.

Located in a picturesque rural village, this delightful home also benefits from a home office space, making it a truly special opportunity for those seeking character, comfort, and a peaceful lifestyle with modern convenience. This is a home that truly must be seen to be fully appreciated. The selling agents strongly recommend an internal viewing to experience first-hand the character, quality, and unique charm of this exceptional cottage.

Entrance Hall

A warm and welcoming entrance hall featuring elegant reclaimed oak flooring and an oak-panelled front door. Character details include exposed ceiling beams and stylish wall light points. A useful understairs recess adds storage potential, while a radiator ensures comfort. Stairs rise to the first floor, setting the tone for the charm and quality found throughout the property.

Lounge

A cosy yet generously proportioned lounge, full of character and warmth. A stunning inglenook fireplace with a stone hearth & wood burning stove, serves as the focal point of the room, complemented by a beamed ceiling and a range of built-in bookshelves. A bow window to the front aspect fills the space with natural light, while soft carpeting and a central heating radiator ensure year-round comfort.

Kitchen/Dining Room

At the heart of the cottage lies a beautifully refitted kitchen and dining area—an inviting, open space perfect for everyday living and entertaining. The kitchen features an excellent range of fitted cupboards and drawers, complemented by a porcelain one-and-a-half bowl sink with drainer and mixer tap. Quality appliances include a built-in AEG oven and four-ring hob with an integrated extractor fan.

There is plumbing and space for both a dishwasher and a fridge freezer, with modern spotlights providing a bright, contemporary finish. French doors open seamlessly into the conservatory, enhancing the sense of space and connection to the garden beyond.

Conservatory

A bright and airy conservatory that provides the perfect space to relax and enjoy views of the garden throughout the seasons. Featuring wall-mounted lighting, tasteful panelling, and a central heating radiator for year-round comfort. French doors open directly onto the rear garden, creating a seamless indoor-outdoor flow.

Utility/Pantry

A practical and well-equipped utility and pantry, featuring a timber and glazed door providing direct access to the rear garden. The space includes a range of base cupboards and drawers, fitted shelving for additional storage, a sink with drainer, and plumbing for a washing machine. A ceiling light point and central heating radiator complete this functional and thoughtfully designed area.

Bedroom One

A spacious and light-filled room featuring a large window that frames stunning views over the Warwickshire countryside. Practical and stylish, the room includes fitted wardrobes with overhead cupboards, a central heating radiator for comfort, and a door leading directly into the adjoining study—ideal for a home office or dressing room.

Study

A quiet and versatile space, perfect for home working or reading. The study includes fitted shelving and a built-in desk, with a window offering peaceful views over the rear garden. Finished with spotlights and a central heating radiator, it provides a comfortable and practical environment for focused work or creative pursuits.

Bedroom Two

A well-proportioned double bedroom featuring a window to the front elevation that allows for ample natural light. The room includes a central heating radiator and ceiling light point, offering a comfortable and inviting space for guests or family members.



Bedroom Three

Single bedroom with fitted wardrobe, radiator, window to the front elevation and spotlights.

Bathroom

The refitted family bathroom offers a modern white suite comprising a low-level flush WC, pedestal hand basin, and a panelled bath with integrated shower and additional handheld attachment. Comfort is enhanced with underfloor heating and a heated towel radiator, while a cupboard discreetly houses the combination boiler. Stylish mosaic tiling, an extractor fan, and a feature glazed panel window complete this contemporary and inviting space.

Front & Parking

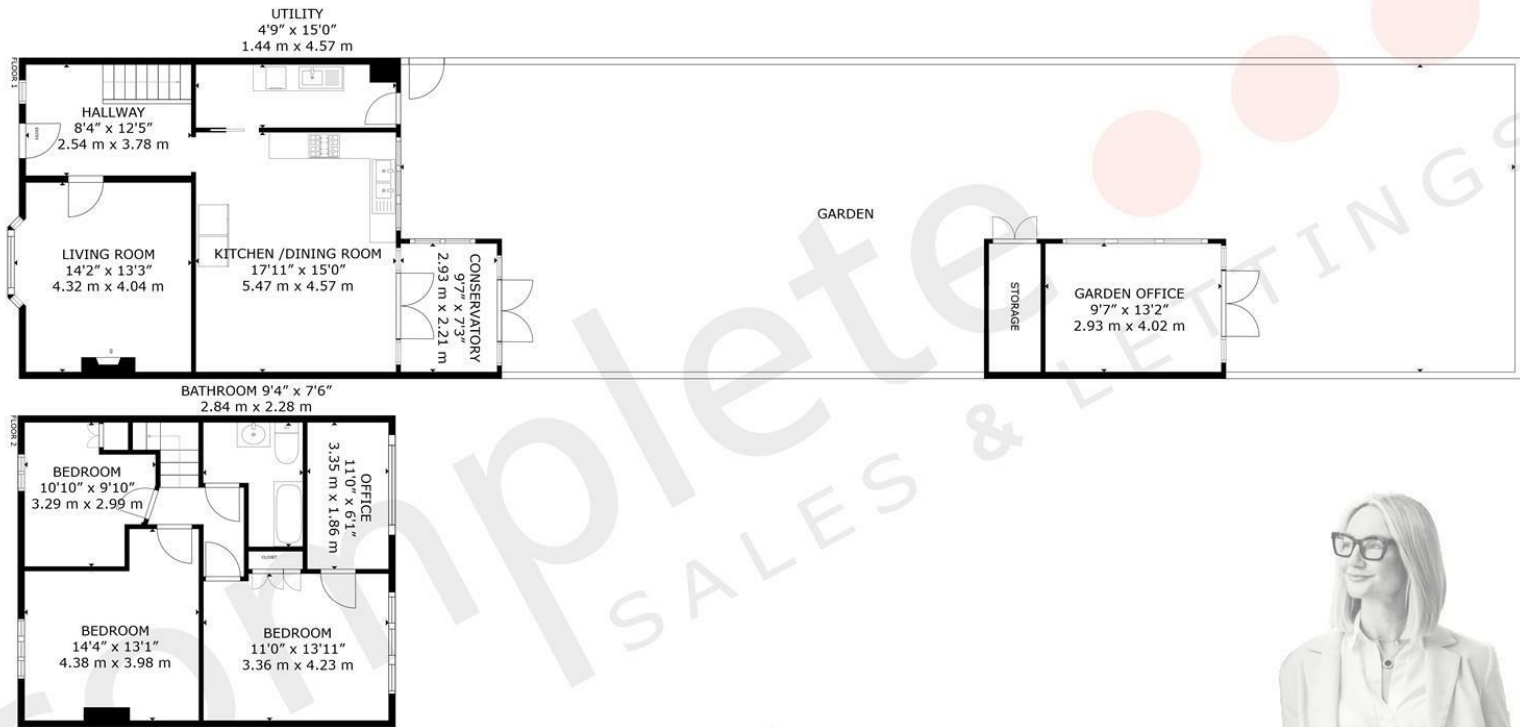
To the front of the property is a neatly lawned garden, beautifully complemented by established shrubs and flowering plants. A charming pathway leads to the front door, bordered by a low fence that adds to the property's welcoming appeal. Additionally, a separate garage located directly opposite provides secure parking for one vehicle.

Rear Garden & Garden Room

To the rear of the property lies a picture-perfect English country garden, thoughtfully landscaped with well-established flower borders, a neatly lawned area, and a charming block-paved patio—ideal for outdoor dining and relaxation. The garden also features a discreet bin store and a log store for added convenience.

Positioned to take full advantage of the beautiful views is a delightful garden room—an ideal space for a home office, studio, or hobby room. This versatile retreat is fitted with electric lighting, power points, laminate flooring, and elegant French doors that open out onto the garden, blending work and leisure in a truly idyllic setting.





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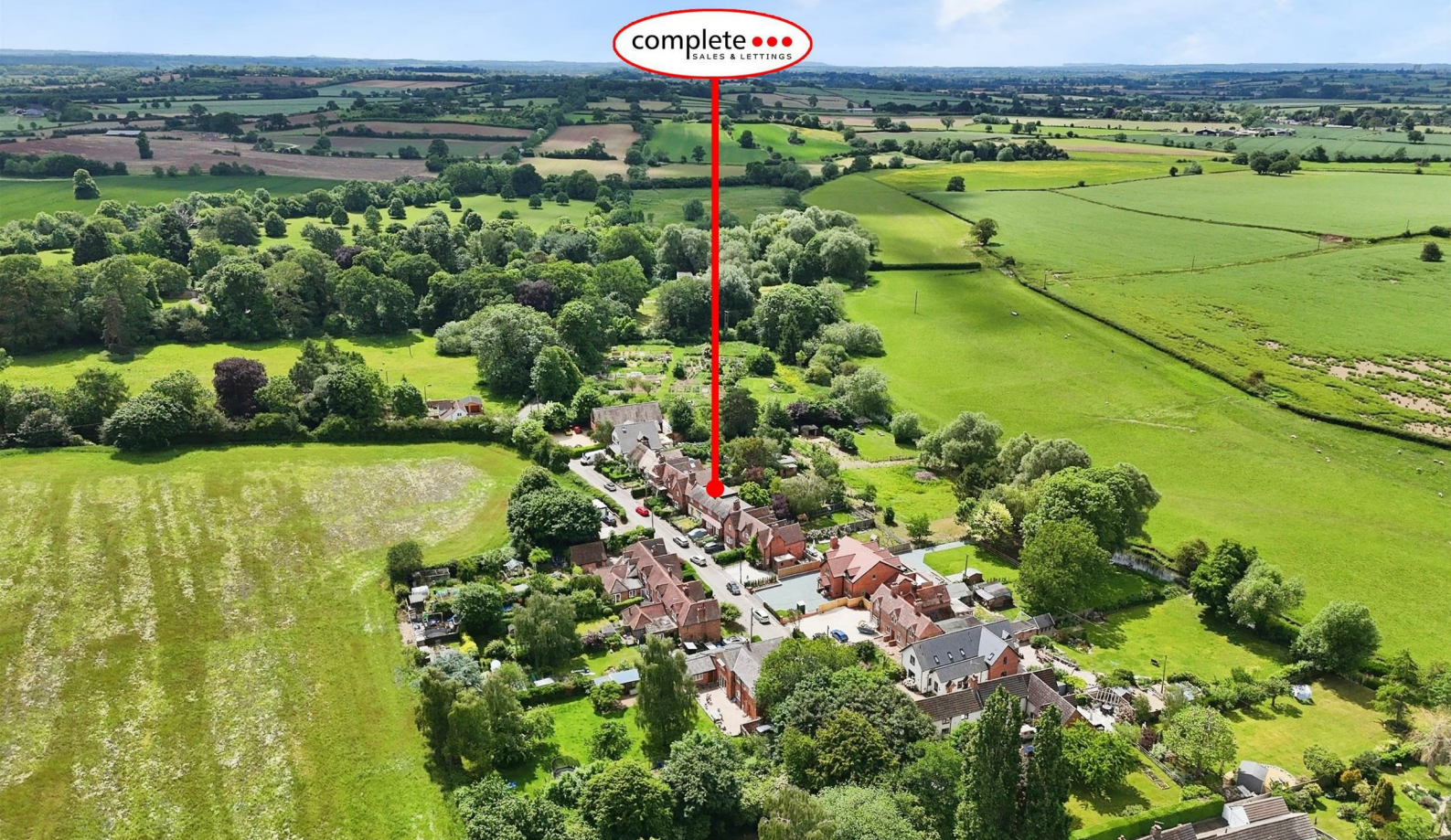
GROSS INTERNAL AREA
FLOOR 1: 884 sq. ft, 82 m², FLOOR 2: 609 sq. ft, 57 m²
TOTAL: 1,493 sq. ft, 139 m²
EXCLUDED AREA: GARDEN: 1,665 sq. ft, 155 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Location

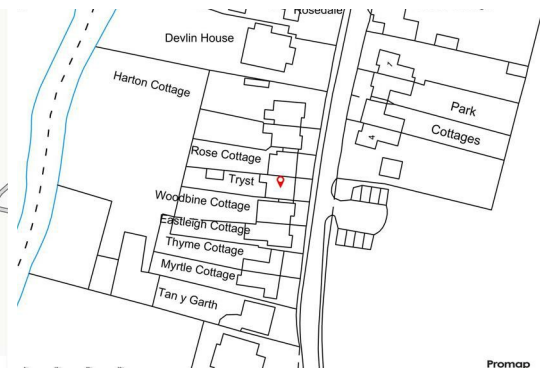
Nestled in the heart of the Warwickshire countryside, Eathorpe is a charming and friendly village located just 5 miles east of Leamington Spa. This picturesque setting offers the perfect blend of rural tranquillity and modern convenience, with excellent access to motorway links, well-regarded local schools, and an abundance of scenic countryside walks and outdoor recreational activities.





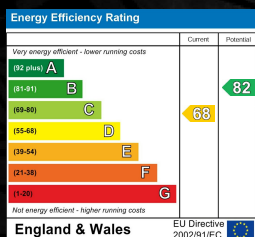
- Idyllic Village Location
- Three Bedrooms
- Conservatory
- Garage
- Utility Room

- NO CHAIN
- Garden Room
- Front & Rear Garden
- Kitchen Diner
- Study



MAIN STREET, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk