



## THE GREEN, CHESTERTON

complete ● ● ●  
SALES & LETTINGS





\*RED LINE FOR GUIDANCE, ACTUAL PLOT MAY VARY





A charming late 1700s semi-detached cottage, sympathetically extended and nestled in the heart of Chesterton Village, just a short stroll from the iconic Chesterton Windmill and surrounded by glorious open views. This unique and beautifully presented home combines period character with creative flair, reflecting the artistic vision of its designer owners. The accommodation comprises an entrance hall and an impressive open-plan living space, thoughtfully zoned into a sitting area with panoramic bifold doors overlooking the countryside, a cosy lounge with a log burner, a formal dining space, a country-style kitchen, and a garden room filled with natural light. Additional features include a guest WC/utility room. Upstairs, there are three well-proportioned bedrooms—the principal suite benefiting from a walk-in wardrobe and en-suite bathroom—along with a stylish family shower room. Outside, the plot extends to just under one-third of an acre and includes a mature garden, various summer houses, sheds, and a hilltop home studio perfect for work or retreat. There is ample off-road parking to the front, and the elevated position offers truly breathtaking views across the Warwickshire countryside.

It's in the details...

#### Entrance

Timber double glazed door lead into the entrance hallway which has engineered oak flooring, a radiator, exposed beams, a cloak storage cupboard and fitted shelving. Door leads through to the living room.

#### Living Room

With fantastic wide engineered six mil oak flooring, beautifully exposed beams, colourful eclectic decor with brick painted fireplace with woodburning stove, the front has been extended to create a full bifold opening window to enjoy the glorious village views. There's fitted timber cupboards, bookshelf, traditional white two column radiator and a large opening through to the dining area. There is a carpeted staircase leading to the first floor which has a timber double glazed window and fitted storage cupboards with a useful shelf.

#### Dining Area

With a continuation of the engineered oak flooring coupled with underfloor wet system heating. There is a brick fireplace with downlighting, which is great for a dresser- like the current owners have. Exposed beams and opening through to the country kitchen.

#### Kitchen

With a continuation of the engineered oak flooring into the handmade in frame painted kitchen which has a twin butlers ceramic sink and a surface mounted mixer tap. There is space for a large LPG style gas cooker. Downlighting, timber double glazed window with a beautiful view of the garden. Painted timber door leads through to the side hallway.

#### Side Hall

With quarry tiled floor, a painted timber pantry style cupboard, a timber glazed door to the side passage and a timber door through to the utility/WC.

#### WC

A continuation of the quarry tile flooring, there is a wc, a radiator, exposed beams, an extractor, and a hand-built timber in-frame storage cupboard with drawers, timber effect worktop and a single bowl stainless steel sink with mixer tap and drainer. There is a timber frosted window.

#### Garden Room

With continued engineered oak flooring, coupled with underfloor wet system heating. The room is slightly vaulted with painted beams and oak bi-folding doors to the patio.

#### Landing

Carpeted landing with a timber door to the airing cupboard, which has the Weissman LPG boiler. An open doorway leads through to the second part of the hallway, which has unique library-style wallpaper and fitted shelving. Doors lead to the three bedrooms and the bathroom. A loft hatch to the part boarded loft, which is well insulated.

#### Bedroom One

A huge principal suite with high ceilings, exposed structural painted beams, two white traditional three column radiators and two timber double glazed windows, both with a view over the rear garden. Timber doors need to the en-suite and the walking wardrobe.

#### Walk-in Wardrobe

Timber Velux window, fitted shelving and hanging rails.

#### En-Suite

A good-sized bathroom, a bath with bespoke panelling, a Victorian-style mixer tap with a handheld shower attachment, a floating hand basin, a toilet, a chrome towel radiator and a timber double glazed window. There are exposed painted floorboards.

#### Bedroom Two

A spacious double bedroom which has timber double glazed windows to 2 elevations, with the one to the front having a particularly beautiful view of neighbouring paddocks, with horses and ponies

#### Bedroom Three

Another double bedroom with fitted timber wardrobes, a radiator and a timber double glazed window to the front countryside views.

#### Bedroom

The shower room has high ceilings and a quadrant glass shower enclosure, with a mains rainfall shower with handheld attachment. There is a toilet, Victorian-style sink with mixer taps, a white towel radiator, wall lighting and three-quarter height tiled walls.

#### Rear Garden

Two sets of bifold doors open onto the lower stone paved patio with raised flower beds and wood-shed off with power outlet. The garden has multiple mature rose bushes, vegetable growing areas, five, productive, mature apple trees, two productive pear trees, a fig tree as well as flowering cherries. A gravel path leads up entire length of the garden past multiple informal flowerbeds, hedged on one side and fence panelled on the other. A raised patio for entertaining, a small wooden workshop, a large "log" cabin opening onto another patio also for entertaining. A wooden greenhouse, further informal flower beds, water outlet, large fruit cage with raspberries, blackcurrant, loganberries and gooseberries. A gardening shed with access for lawnmower and tools with windows and clear roof. An area laid with slabs currently used for a small above ground swimming pool. A further large informal bed with grapevines, rose bushes, giant cardoon and a covered seating area. Compost bay and second gated vegetable patch. At the top of the garden is a child's Playhouse and a large home studio/office with far reaching view to fields. At the boundary views to the grazing fields beyond.





#### Front & Parking

A paved driveway for parking two cars, a brick step leads up to a blue brick pathway under the oak-built porch with a tiled roof. It has a beautiful retained front garden full of flowers, plants, and small bushes.

#### Location

Nestled in the heart of the picturesque village of Chesterton, this charming semi-attached home enjoys an enviable setting steeped in history and natural beauty. The village is home to the ancient parish church of St. Giles and is surrounded by open countryside with far-reaching front-facing views. Positioned along no through roads- the location promises peace, safety, and rural charm, making it perfect for walking, cycling, and equestrian pursuits.

The neighbouring village of Harbury offers an excellent range of day-to-day amenities, including a well-regarded primary school, All Saints Church, a selection of independent shops, traditional pubs, a chemist, garage, doctor's surgery and library. The community is vibrant, with local cricket, rugby and tennis clubs, a popular amateur dramatics group and an active historical and conservation society.

For wider cultural and recreational pursuits, Stratford-upon-Avon lies just 11 miles away and offers theatres, fine dining, and a wealth of Shakespearean heritage. The nearby Fosse Way provides swift access southwards to the Cotswolds, and for racing enthusiasts, Warwick, Stratford-upon-Avon and Cheltenham are all within easy reach. Several excellent golf courses are also dotted throughout the region.

Chesterton is well-connected, with the M40 (J12 & J15) just 4 miles away in either direction, providing fast links to Birmingham, Oxford, and London. The property is also conveniently located for commuting via rail, with Leamington Spa station just 6 miles away (direct services to London Marylebone from 60 minutes) and Rugby station offering routes to London Euston in as little as 48 minutes.

A range of highly regarded state, grammar, and independent schools are within easy reach, including Warwick School, King's High School for Girls, Warwick Prep, Arnold Lodge, and Kingsley School in Leamington Spa





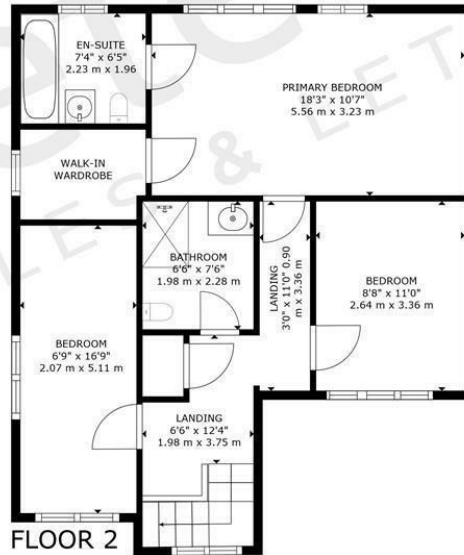
complete  
SALES & LETTINGS

GROSS INTERNAL AREA  
FLOOR 1: 978sq. ft, 90 m<sup>2</sup>, FLOOR 2: 678 sq. ft, 63 m<sup>2</sup>  
TOTAL: 1,656 sq. ft, 153 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



FLOOR 2

The Leamington Property Expert

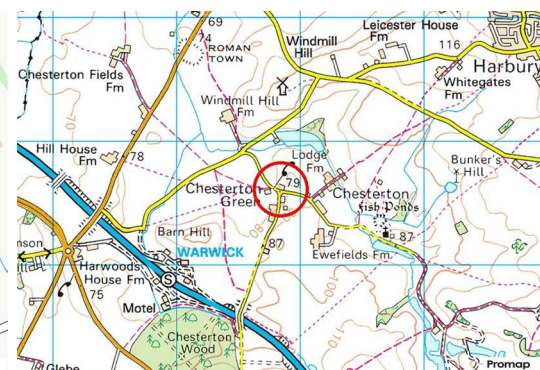
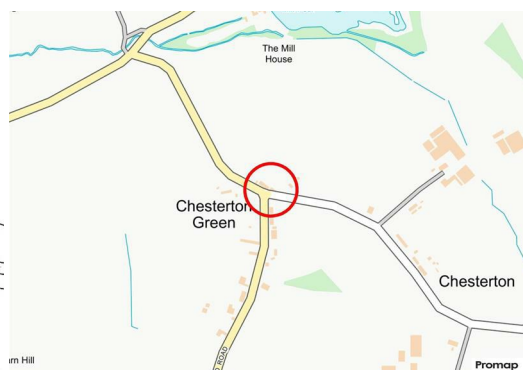
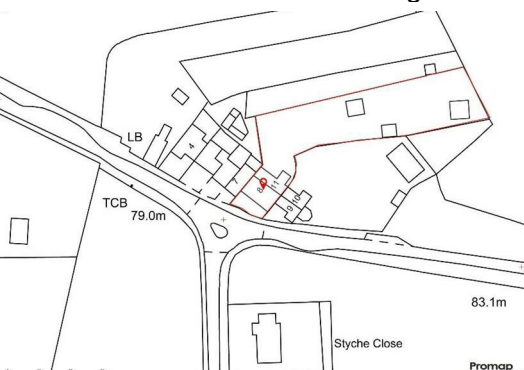






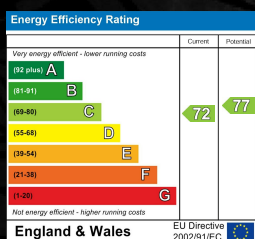
- Late 1700's Semi Detached
- Three Bedrooms
- Garden Room
- Two Bathrooms
- Off Road Parking

- Extended Family Home
- Open Plan Living Kitchen Diner
- Utility/Guest WC
- Huge Rear Garden
- Beautiful Rural Views



## THE GREEN, LEAMINGTON SPA

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



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