



MAIN STREET, EATHORPE

complete ● ● ●  
SALES & LETTINGS





RED LINES ARE GUIDANCE ONLY - ACTUAL PLOT WILL VARY





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

The spacious five bedroom accommodation includes an impressive, bespoke open-plan kitchen and living area, perfect for family life and entertaining. A separate family room adds practicality, while the generous garden—backing onto open countryside—features a dedicated entertaining area ideal for summer evenings. This wonderful family home provides five bedrooms and has a considerable number of en-suite shower rooms as well as a family bathroom. Other features include 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 driveway with parking for two vehicles 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

### Its in the detail...

This is the very definition of a 'Picture Perfect' countryside residence—steeped in history and brimming with character. Dating back to 1861 the home has been lovingly modernised and extended but retains its original ambiance and uniqueness.

### Ground Floor

Step inside to a welcoming entrance hall that sets the tone for the elegance within. To the left is the sitting room which offers a comfortable and quiet design with a multi fuel burner for the colder months and original beams and windows. The open plan kitchen and dining room serves as the heart of the home with a beautifully extended garden room and bi-fold doors perfect for indoor outdoor living in the warmer months. A guest cloakroom/WC is available for added convenience.

### First Floor

Stairs rise from the entrance hall where three double bedrooms, the master with a showstopping en-suite, continue the homes cohesive design theme. a generous family bathroom also serves this level.

### Second Floor

A second staircase ascends to the top floor with a fourth double bedroom with an ensuite shower room, offering a sanctuary of luxury and comfort, and a fifth generously sized single bedroom.

### Outside

The charming enclosed rear garden is perfect for summer entertaining with two spacious seating areas and a lawned area ideal for sunbathing or enjoying a quiet read. To the front there is a gravel driveway with parking for two vehicles plus a separate garage across the road with a second parking space in front and in very close proximity to the property.

### 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.





### Additional Information

Services: All Mains services connected

Ultra High Speed Broadband Available

Council Tax Band E

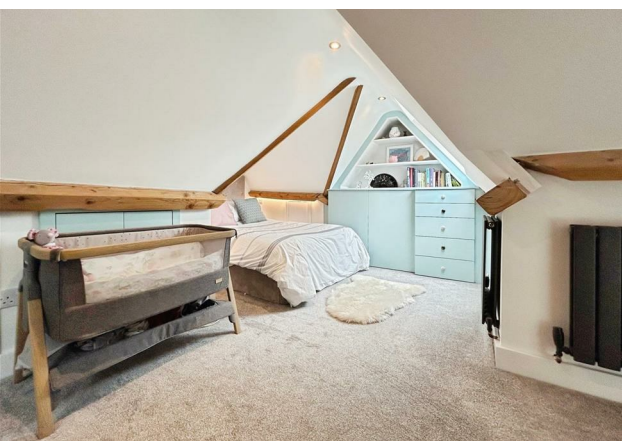
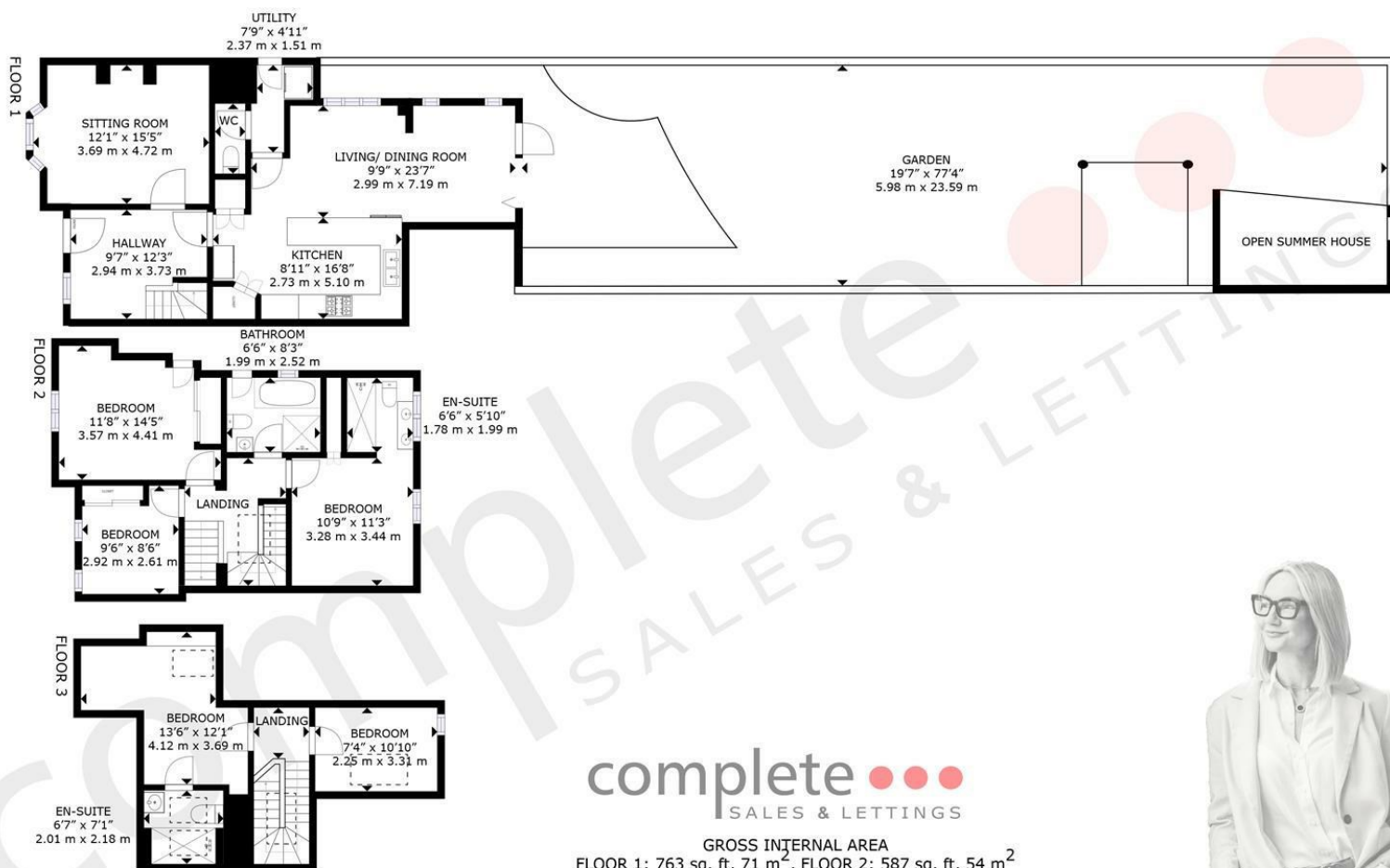
EPC Rating

To view the virtual tour and 3D Model please use the following link:-

<https://my.matterport.com/show/?m=wenTMsnGQ4P>



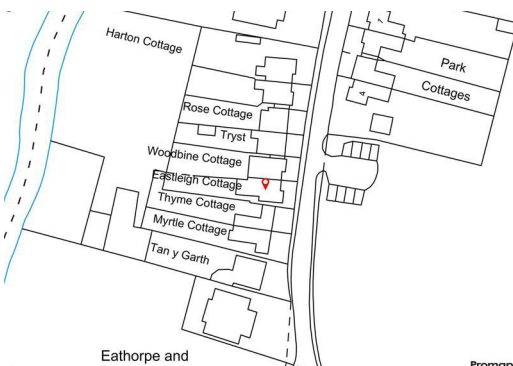








- Idyllic Village Location, active community and serene surroundings
- Bespoke Interiors, Custom Designed For Luxurious Living
- Three Bathrooms
- Bespoke Solid Wood Open Plan Kitchen/Dining Room
- Landscaped Garden, Beautifully Manicured Outdoor Space
- Semi Detached extended property
- Five Bedrooms
- Living Room
- Beautifully Modernised & Extended
- Motorway Links Nearby For Seamless Commuting



## MAIN STREET, LEAMINGTON SPA

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

| Energy Efficiency Rating                    |         |
|---------------------------------------------|---------|
|                                             | Current |
| Very energy efficient - lower running costs |         |
| (92 plus) <b>A</b>                          |         |
| (81-91) <b>B</b>                            |         |
| (69-80) <b>C</b>                            |         |
| (55-68) <b>D</b>                            |         |
| (39-54) <b>E</b>                            |         |
| (21-28) <b>F</b>                            |         |
| (1-20) <b>G</b>                             |         |
| Not energy efficient - higher running costs |         |
| England & Wales                             |         |
| EU Directive 2002/91/EC                     |         |

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