



3 Olive Tree Cottage, Lower End
Avon Dassett, CV47 2AX



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented, two bedroom, grade 2 listed cottage with many characterful features. The property is located within the beautiful village of Avon Dassett and comes to market with no onward chain.

The property

3 Olive Tree Cottage, Avon Dassett is a beautifully presented two bedroom, grade two listed cottage with many characterful features including an inglenook fireplace, exposed beams, stone work and flagstone flooring. The cottage is currently being used as an Airbnb and achieves a good yearly income. The property is located in a very quiet row of terraced cottages and is within easy walking distance to the centre of the village. The local area has Burton Dassett hills and country park, just up the road and there is a pleasant children's playground within easy walking distance of the cottage as is the local public house, The Yew Tree, with an excellent food menu. The living accommodation is arranged over three floors and is well laid out. On the ground floor there is a kitchen and sitting room. On the first floor there is a landing, main bedroom and bathroom. On the second floor there is a further large double bedroom. Outside to the rear there is a very large and private lawned garden. To the front there is a further lawned garden which also offers a good amount of privacy. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Kitchen

The kitchen is fitted with a range of shaker style cabinets with wooden worktops. There is an inset electric oven, four ring induction hob, Belfast sink and space for a slimline dishwasher. There are many characterful exposed beams and exposed stonework. Stairs rising to the first floor, tiled flooring, window to the front along with a stable door.

Sitting Room

A beautiful sitting room with flagstone flooring and an inglenook fireplace, with a log burning stove (The log burning stove has a back boiler system which heats the radiators) There are exposed beams, exposed stonework and there are French doors leading into the rear garden.

First Floor Landing

Stairs rising to the second floor and there are doors into bedroom one and the bathroom. Exposed flooring throughout.

Bedroom One

A large main bedroom with a window to the rear and there is plenty of space for furniture. Built in storage cupboard housing the hot water tank.

Bathroom

Fitted with a white suite comprising of panelled bath, toilet and wash basin. There is a rainfall shower head and a hand held attachment. Window to the front aspect and quality wooden shutters, a heated towel rail, exposed beams and exposed stonework. There is a useful, low-level storage cupboard.

Bedroom Two

Located on the second floor, a large double bedroom with a window to the front aspect offering beautiful countryside views. There is exposed brick work and many characterful features.

Outside

To the front there is a private lawned garden with gated access leading to a pathway which passes across the front of the terrace. Gravelled pathway leading to a canopy porch where there is the door to the kitchen. To the rear of the property there is a very large lawned garden with a gravelled patio area adjoining the house along with a further decked area. There is a wooden shed and an outside tap. The garden is very private with established trees and shrubs and there is gated access at the foot of the garden which leads into the village. Parking is on street at the end of the terrace, as you enter the village. This is not allocated to the property.



Situation

Avon Dassett is a charming hillside village in south Warwickshire, set on the edge of the beautiful Burton Dassett Hills Country Park. Steeped in history, the village is made up of stone cottages, winding lanes, and enjoys stunning views across the surrounding countryside. Its elevated position gives it a peaceful, tucked-away feel, while still being well placed for Banbury, Warwick, and the nearby M40. A short walk away are the Burton Dassett Hills Country Park which is great for walks, from here there are great views. Together, Avon Dassett and the nearby park offer a wonderful blend of rural tranquillity, natural beauty, and heritage.

Directions

From Banbury proceed in a northerly direction via the Warwick Road (B4100). Continue for approximately four miles passing the Falcon Pub and restaurant and descend the hill where you will see the right-hand turn for Warmington immediately next to the Church. Continue along the B4100 out of Warmington. Continue along here for a short distance and take the right-hand turn towards Avon Dassett. As you enter the village Number 3 Olive Tree cottage can be found on your left-hand side just before the road bears to the left and directly opposite the childrens park.

Services

All mains services connected, with the exception of gas.

Local Authority

Stratford On Avon District Council. Tax band C.

Viewing Arrangements

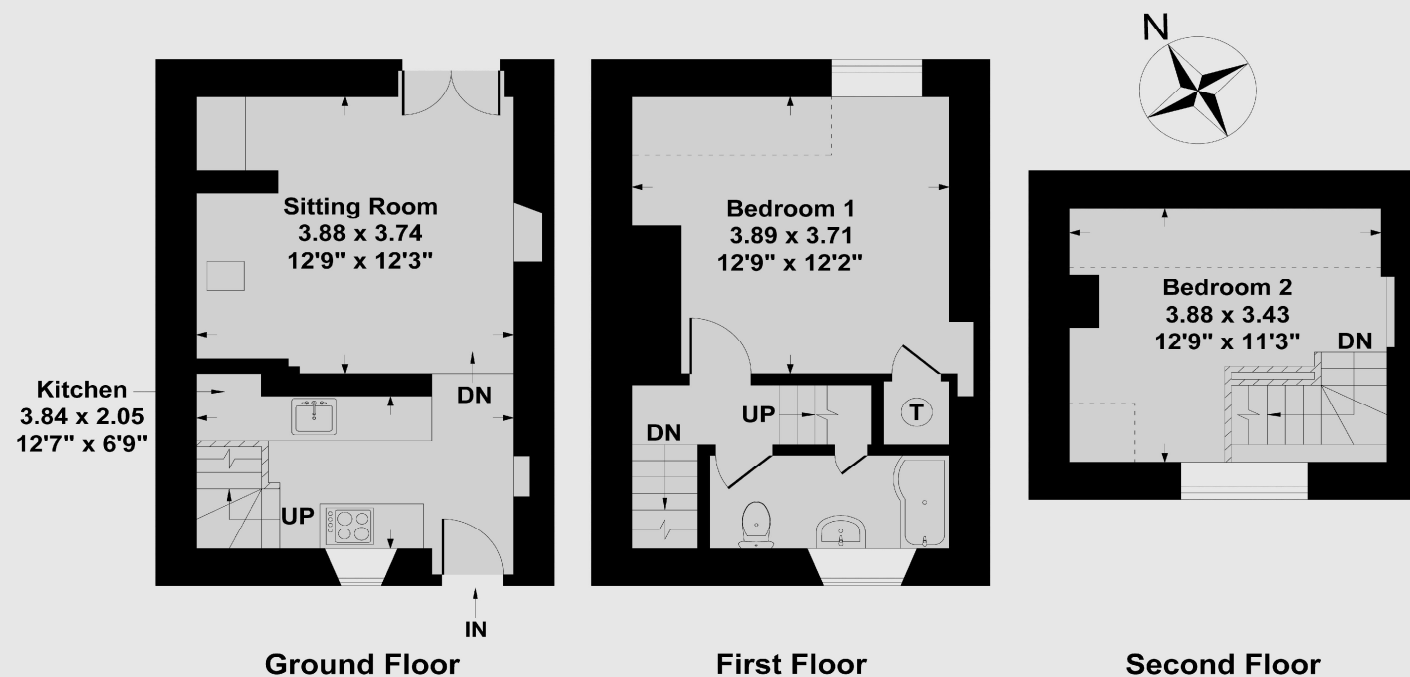
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Guide Price: £280,000

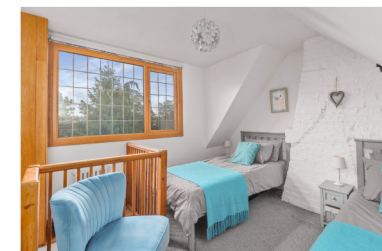
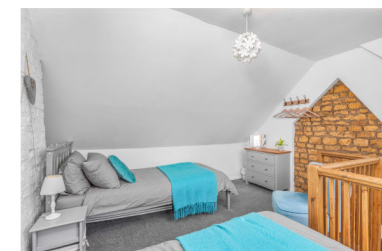




Ground Floor Approx Area = 23.62 sq m / 254 sq ft
First Floor Approx Area = 23.62 sq m / 254 sq ft
Second Floor Approx Area = 13.34 sq m / 144 sq ft
Total Area = 60.58 sq m / 652 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.

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