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Ivydene Cottage  
Church Lane CV7 8AZ

# Ivydene Cottage

## CV7 8AZ

Welcome to Ivydene Cottage, a beautifully improved semi-detached cottage nestled on Church Lane in the charming village of Corley. This delightful property boasts a prestigious location and offers a perfect blend of modern comfort and traditional character, making it an ideal home for those seeking a tranquil lifestyle.

Spanning an impressive 996 square feet, Ivydene Cottage features two inviting reception rooms that provide ample space for relaxation and entertaining. The well-fitted modern kitchen is a highlight, designed to meet the needs of contemporary living while maintaining the cottage's charming aesthetic. The ground floor also includes a stylish bathroom, ensuring convenience for residents and guests alike.

Upstairs, you will find two comfortable bedrooms, each offering a peaceful retreat at the end of the day. The property is enhanced by a gas-fired central heating system, ensuring warmth and comfort throughout the seasons. The attractive décor and double glazing add to the overall appeal, creating a welcoming atmosphere.

Outside, the cottage is complemented by a block-paved driveway that leads to a particularly large garage, providing ample storage and parking options. The secluded rear garden is a delightful space, perfect for enjoying the outdoors in privacy with the added bonus of a summer house.

Ivydene Cottage is a true gem in a sought-after location, and an early viewing is highly recommended to fully appreciate the quality of accommodation on offer. This property is not just a house; it is a home waiting to be cherished.

selling quality  
property since 1995









## Dimensions

### GROUND FLOOR

Storm Porch

Entrance Hall

Kitchen

4.70m x 3.15m

Lounge

3.96m x 3.28m

Dining Room

2.59m x 2.39m

Bathroom

### FIRST FLOOR

Bedroom One

4.04m x 2.79m

Bedroom Two

4.01m x 3.20m

### OUTSIDE

Garage

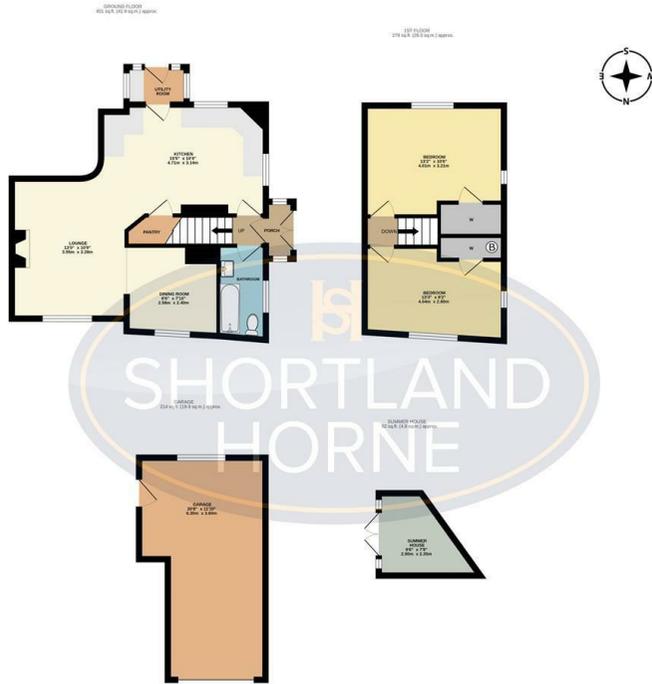
6.30m x 3.61m

Summer House

2.90m x 2.36m



# Floor Plan



TOTAL FLOOR AREA: 996 sq.ft. (92.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2025.

Total area: 996.00 sq ft

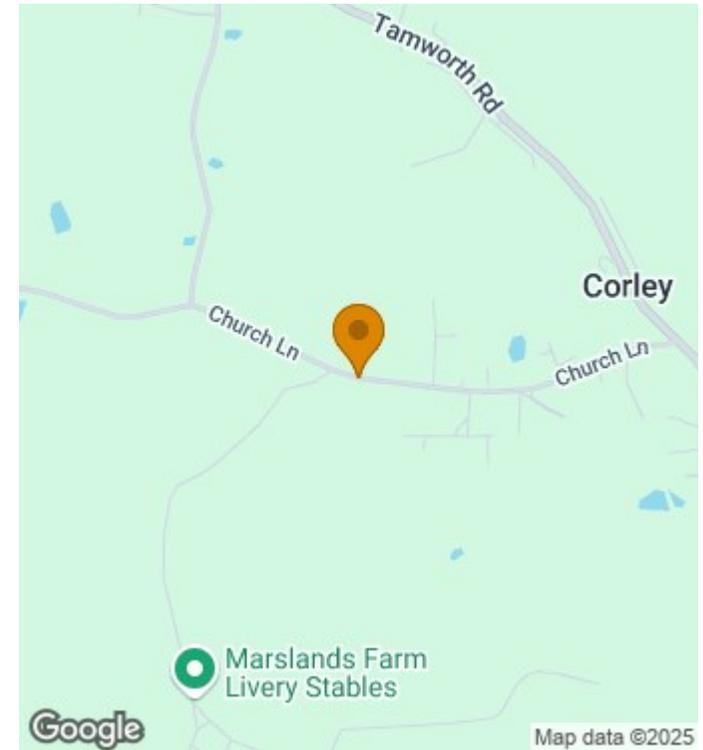
**Disclaimer**

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.  
**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.  
**Viewing** Strictly by arrangement through Shortland Horne.  
**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.  
**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.  
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

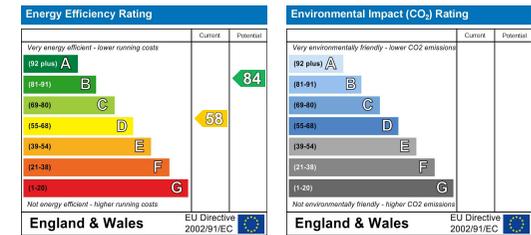
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.  
**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.  
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# Location Map



# EPC



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