



EDWARD KNIGHT
ESTATE AGENTS

EAST PENDLE, MAIN STREET, EASENHALL, RUGBY, CV23 0JA

£450,000





PROPERTY SUMMARY

A rare opportunity to purchase an attractive, extended cottage with extensive gardens. Situated within the heart of the picturesque village of Easenhall, this spacious property enjoys views across the pretty village centre, as well as a stunning southerly aspect over rolling countryside and local farm land.

This truly wonderful cottage has been particularly well cared for throughout the accommodation which is set over two floors. The ground floor includes a large entrance hall, ground floor WC, study, pantry, bright and airy sitting room with wood burner, spacious dining room and an extended open plan kitchen breakfast room with adjoining sun room/area which boasts views across the rear garden and countryside beyond. The first floor includes a re-fitted family bathroom and three well proportioned double bedrooms which includes a master bedroom with fitted wardrobes and adjoining en suite with power shower. The property further benefits from a recently installed gas boiler providing gas central heating to radiators and double glazing. The energy efficiency has also been improved by solar panels which are owned by the seller.



Externally the property benefit's from two separate driveways creating off road parking for up to 3 vehicles as well as access to a single detached garage. The rear garden is as large as it is perfect, there are various entertaining areas, one of which is sheltered, a paved sizeable patio area, Accoya wood greenhouse (with 10 year guarantee), two brick sheds, a log store, a pond, and an abundance of mature planting and wildlife friendly trees.

LOCATION

Easenhall is a particularly attractive and sought-after conservation village, situated around 4.5 miles to the North West of Rugby. The village has a community hall and the Golden Lion Hotel & Restaurant.

Day-to-day shopping facilities can be found approximately 2 miles away in Brinklow or Newbold Upon Avon and at Elliott Fields on the Leicester road where there is an extensive range of shopping available. There is a far wider range of facilities in either Coventry or central Rugby, which has The Clock Towers shopping centre.

Easenhall's central position provides good access with the excellent road networks surrounding Warwickshire, including A5, M1, M6, M69 and A14. There is an extensive Train service from Rugby Railway Station arriving in Euston London in well under one hour.







ENTRANCE HALL

9' 11" x 7' (3.02m x 2.13m)

W.C

4' 10" x 2' 9" (1.47m x 0.84m)

KITCHEN/BREAKFAST ROOM/SUN ROOM

17' x 14' 6" (5.18m x 4.42m)

WALK IN PANTRY

8' 6" x 3' 11" (2.59m x 1.19m)

SITTING ROOM

12' 6" x 13' 8" (3.81m x 4.17m)

DINING ROOM

17' 3" x 9' 1" (5.26m x 2.77m)

STUDY

9' 3" x 5' 6" (2.82m x 1.68m)

MASTER BEDROOM

16' x 12' 8" (4.88m x 3.86m)

ENSUITE

5' 2" x 10' (1.57m x 3.05m)

BEDROOM TWO

14' 2" x 8' 10" (4.32m x 2.69m)

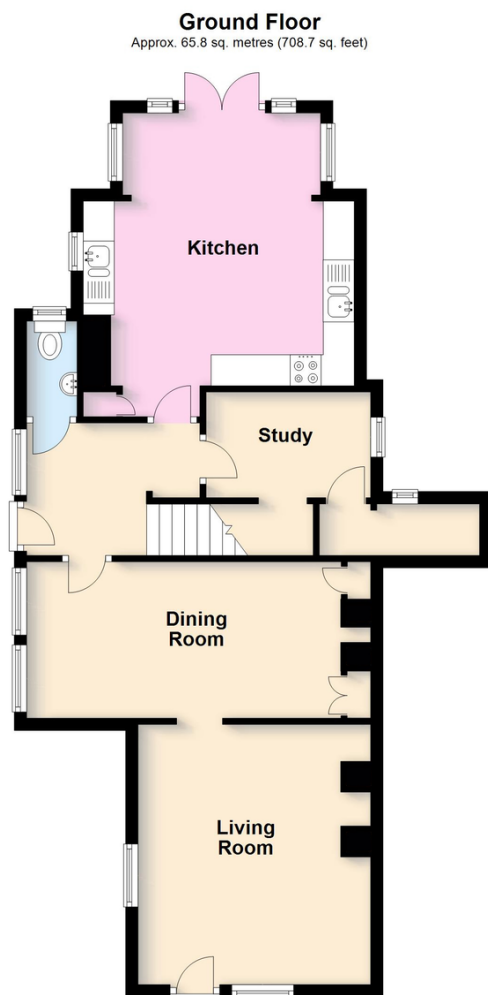
BEDROOM THREE

12' 6" x 7' 8" (3.81m x 2.34m)

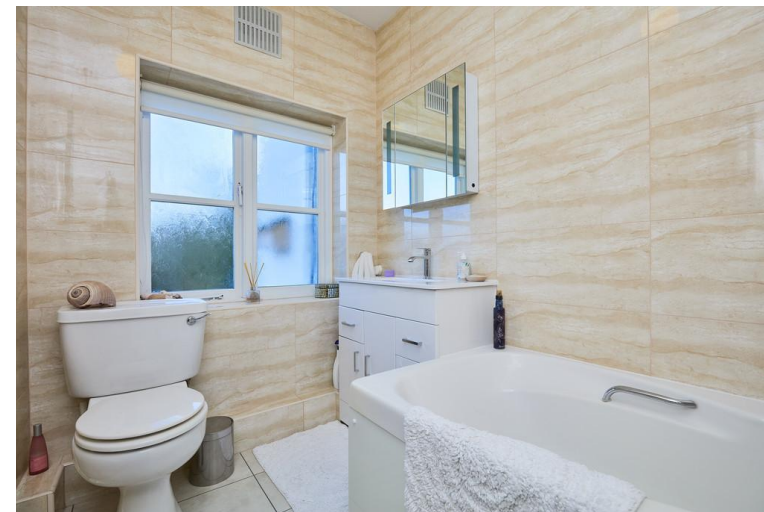
BATHROOM

5' 8" x 8' 8" (1.73m x 2.64m)





Total area: approx. 121.8 sq. metres (1311.4 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		