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**Cambria, Woodloes Lane, Guys Cliffe, Warwick**

**Price Guide £625,000**



Built-in 1908 this pretty rendered cottage with a steeply pitched tiled roof is situated on a private lane, located off Coventry Road, Guys Cliffe. The well-appointed accommodation briefly affords an Entrance lobby and cloakroom, reception area, dining area, sitting room, fitted kitchen and breakfast room, utility room, master bedroom suite with dressing room and en-suite shower, two further bedrooms and bathroom, ample giveaway, good sized cottage style gardens to front and low maintenance gardens to the rear with some useful outbuildings. No upward chain. Energy rating D.

#### Location

Warwick is a popular town, particularly convenient for access to many local centres, including Stratford upon Avon and Royal Leamington Spa. There is a rail service from Warwick Parkway and Warwick giving access to Birmingham to the north and London to the south. The motorway network is immediately available at Junction 15 of the M40 at Longbridge Island, two miles to the south of the town centre providing easy access to the north and south.

#### Approach

Through a solid entrance door into:

#### Entrance Lobby

Hat and coat rail space, tiled floor with inset coir matt, ceiling light point. Latched doors to:

#### Cloakroom

Modern white suite comprising WC with a concealed push button cistern, wash hand basin with mixer tap and storage cupboard below: tiled floor, decorative panelling, radiator, downlighters and a double-glazed window with fitted shutter.

#### Reception Area

10'9" x 10'7" (3.29m x 3.24m)

Radiator with decorative cover, wall lights, and understairs storage. Latched door to Sitting Room. Opening to:





### Dining Area

11'3" x 9'7" (3.45m x 2.94m)

Radiator with decorative cover, wall lights, full height projecting chimney breast with an arched display recess. Double-glazed window to the front aspect with fitted shutters. Latched door to:

### Fitted Kitchen

10'9" x 9'7" (3.30m x 2.93m)

Attractive range of matching base and eye level units with granite worktops and inset stainless steel sink unit with mixer tap, rinse bowl, and waste disposal. Range Master Toledo cooker with ceramic hob and Range Master

extractor unit over, integrated dishwasher, fridge and microwave. Tiled floor, downlighters, pull-out carousel unit, double-glazed window to front aspect with fitted shutters. Exposed brick internal wall with a wide opening and beam leading to:

### Breakfast Area

10'11" x 9'3" (3.34m x 2.83m)

Matching tiled floor, downlighters, double glazed window to side aspect, chrome vertical radiator, double glazed double opening French doors provide views and access to the rear garden. A latched door leads to:



### Utility Room

11'0" x 7'5" (3.36m x 2.27m)

Worktops with inset sink unit with mixer tap, gloss fronted base and eye level units, space and plumbing for washing machine and tumble dryer. Space for American-style fridge/freezer, tall storage unit, radiator, tiled floor. Built-in Airing Cupboard housing the Viessmann gas-fired boiler, double glazed window to rear aspect and a double-glazed casement door provide access to the rear garden.

### Sitting Room

16'11" x 11'11" max (5.17m x 3.64m max)

Fireplace with a recessed wood burner with a hearth,





ceiling beam, and radiator with decorative cover. Wall lights, built-in display/TV cabinet with a glazed illuminated cabinet over, additional radiator and stairs rise to the first floor.

#### First Floor Landing

high-level Velux roof lights, spotlights and downlighters. Latched doors to:

#### Bedroom Two

13'3" x 11'9" (4.05m x 3.60m)

Built-in full-height wardrobes, radiator with decorative cover, feature angled ceilings and a double-glazed window to the front aspect with fitted shutters.

#### Bedroom Three

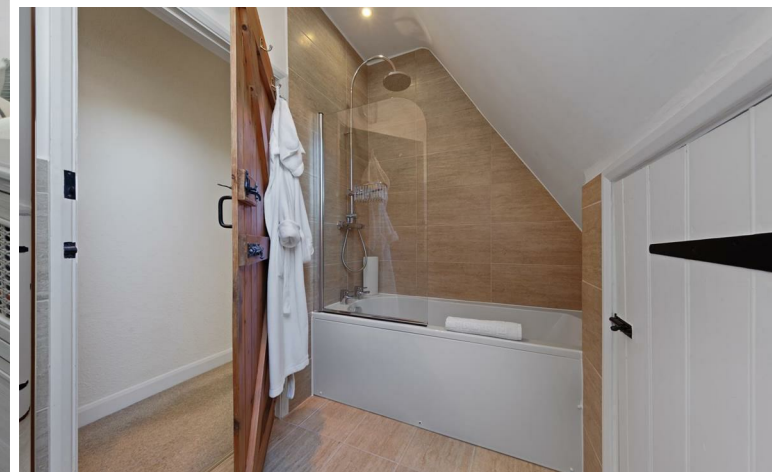
10'10" x 8'0" (3.32m x 2.45m)

Radiator and a part-angled ceiling incorporating a large Velux roof light.

#### Bathroom

Modern white suite comprising bath with chrome shower system over and glazed shower screen. Pedestal wash hand basin, WC, complementary tiled splashbacks, chrome heated towel rail, tiled floor, and downlighters. Part angled ceiling with double-glazed roof light and access to some eaves storage space.

From the Landing a latched door leads to the:



#### Master Bedroom Suite

With hallway access to roof space with a loft ladder. Further latched doors to:

#### Dressing Room

6'3" x 4'7" max (1.92m x 1.42m max)

Built-in range of full height wardrobes provides ample hanging rail and storage space, radiator, downlighters and a part angled ceiling incorporating a Velux double glazed roof light.

#### En-Suite Shower

Modern white suite comprising WC with a concealed push button cistern, wash basin with storage cupboard





below. Tiled shower enclosure with shower system and glazed folding shower door, downlighters, chrome heated towel rail, angled ceiling with Velux double glazed roof light, tiled floor.

#### Bedroom Area

14'4" x 10'11" max (4.37m x 3.33m max)

Double-glazed Dormer windows to front and rear aspects with shutters, and two radiators. Built-in wardrobes which provide ample hanging rail, drawer and storage space.

#### Driveway & Gardens

Cambria is situated a few hundred yards up this delightful

private lane and enjoys ample parking gated parking.

There are good-sized cottage-style gardens to the front, which are mainly laid to lawn with mature stocked beds and borders. To the rear, there is a good-sized raised decked terrace with steps leading down to a further decked seating/BBQ area. Located at the rear there are two useful outbuildings which provide garden/storage facilities.

#### Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

#### Services

All main services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "E" - Warwick District Council

#### Postcode

CV34 5YL



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**Total area: approx. 138.3 sq. metres (1488.3 sq. feet)**  
This plan is for illustration purposes only and should not be relied upon as a statement of fact.

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CV34 4EL

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83 60
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

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