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2, Coten End, Warwick

Price Guide £485,000



This delightful 17th-century cottage, which is Grade II listed, beautifully blends modern aesthetics with historical charm. With a variety of original features alongside sleek, contemporary design elements, it offers a unique living experience. Situated in the heart of Warwick, you'll find yourself just a stroll away from local shops and amenities, as well as conveniently close to schools and transport options. The property boasts two reception rooms, a kitchen with a breakfast area, a WC, three bedrooms, a bathroom, a spacious garden, and a garden office.

Location

The property occupies a highly convenient position with excellent local amenities including a range of shops at St Johns and Coten End, St Nicholas and Priory Parks, railway station, and hospital, and is within a few minutes walk of the historic county town centre.

Approach

Through a solid entrance door into:

Sitting Room

17'3" x 9'10" (5.28m x 3.00m)

The entry features a decorative tiled area that leads to a parquet wood-effect floor. The ceiling and walls showcase exposed beams, and there is an Inglenook-style fireplace with a recessed stove set on a tiled hearth, topped with a decorative beam. Additional features include a period-style radiator, wall lights, and a multi-paned window at the rear. A front-facing window has secondary glazing. A door leads to a staircase that rises to the first floor, along with a pine door leading to:





Inner Hall

Tiled floor, ceiling light point, stable door to rear aspect and garden. Door revealing an understairs Cloaks/Storage Cupboard and a further pine panelled door to:

Dining Room

17'9" x 11'5" (5.42m x 3.50m)

Matching parquet floor, exposed wall beams and ceiling beam, projecting chimney breast with pine surround and decorative tiled hearth. Multi-paned window to rear aspect, two Period style radiators,

wall lights, second glazed window to front aspect and a wide opening leads through to the:

Breakfast Kitchen.

14'11" x 9'4" (4.57m x 2.87m)

This kitchen features an attractive range of matching base and eye-level units, complemented by quartz worktops and upturns. It includes an inset stainless steel sink, a Siemens induction hob with a concealed extractor unit above, and a Siemens electric oven with storage cupboards above and below. Additionally, there is an integrated

fridge/freezer, an integrated dishwasher, and a washing machine. A gas-fired Rayburn range-style cooker adds to the charm. The space also includes a feature breakfast bar, downlighters, a concealed Baxi gas-fired boiler, a period-style radiator, and multi-paned windows to the side. A door leads to the adjoining area.

WC

Low flush WC, wash basin, radiator, ceiling light point, multi-paned window.





First Floor Landing

A wealth of exposed beams, and wall lights. Latched doors to:

Bedroom One

12'3" x 10'0" max (3.74m x 3.05m max)
Features built-in wardrobes, a period-style radiator, wall lights, and a part-angled ceiling that incorporates a secondary glazed dormer window on the front aspect.

Bedroom Two

11'3" x 10'6" (3.43m x 3.22m)
Wall lights, period style radiator, exposed wall and ceiling beams and a part angled ceiling with a secondary glazed Dormer window to the front aspect,

Bedroom Three

14'7" x 6'0" (4.47m x 1.85m)
Featuring an angled ceiling, exposed timbers, wall lights, a period-style radiator, and two windows facing the rear aspect.

Bathroom

A modern white suite features a free-standing bath equipped with a floor-mounted mixer tap and shower attachment, along with a WC with a concealed push-button cistern. The tiled shower enclosure with a shower system, a wall-hung wash basin with soft-close drawers, wall lights, downlighters and a vertical radiator. Angled ceiling with exposed timbers and a multi-paned dormer window that offers a view to the rear.





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.

Rear Garden

There is a good sized landscaped rear garden

mainly laid to lawn with mature fruit trees, well-stocked beds, shrubs and fence surrounding, a very attractive seating area with a mix of stylish decking and laid patio, to the rear of the garden a further secluded decked area leading out from the office space.

Garden Office

A spacious and fully insulated office space with ample room for desk and chairs along with soft furnishings and informal seating, ceiling-mounted lighting, double-glazed windows and French doors to the front elevation.

Tenure

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

Council Tax

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

Postcode

CV34 4NP







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

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

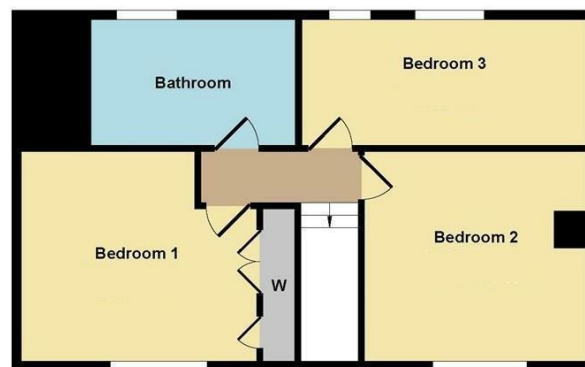
Coten End

Total Approx. Floor Area 116.60 Sq.M. (1255 Sq.Ft.)
Total Approx Floor Area (Excluding Office) 105.60 Sq.M.(1137 Sq.Ft.)

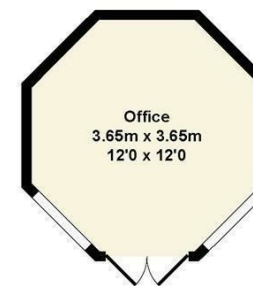
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



Ground Floor
Approx. Floor
Area 57.50 Sq.M.
(619 Sq.Ft.)



First Floor
Approx. Floor
Area 48.10 Sq.M.
(518 Sq.Ft.)



Outbuilding
Approx. Floor
Area 11.0 Sq.M.
(118 Sq.Ft.)