





This charming, totally transformed period semi-detached character residence is set in the heart of this popular, well-regarded village. The beautifully appointed property briefly affords: an entrance hall, lounge, spacious dining room, study, breakfast kitchen, conservatory, three good bedrooms, modern bathroom with separate shower, oil-fired heating, sealed unit double glazing, good-sized rear garden, ample parking, and a generously sized garage and loft storage space. Energy rating E

Location
My Cottage is situated in the desirable village of Beausale, conveniently between Hatton and Balsall Common. It nestles amongst undulating countryside, providing a village feel, yet within easy access to Warwick and Royal Leamington Spa. In addition, Stratford-upon-Avon, Kenilworth and Coventry are easily accessible via the A46 Warwick Bypass, and the market town of Henley-in-Arden is also within easy reach. Further afield, Solihull, Birmingham and London can all be reached via the M40 and M42 motorway network, which in turn leads to the M1,

M6 and M5. The N.E.C., Birmingham International Airport and Railway Station with direct rail services to London Euston are within approximately a 20-minute drive. Warwick Parkway is only 4 miles away, providing rail commuter links to London Marylebone (Chiltern Line) and Birmingham Snowhill.

Entrance Hall

Having a ceiling light point, radiator, a wood effect floor, stairs to the first floor, and a door leading through to:





Sitting Room

11'11" x 10'11" (3.64m x 3.33m)

Having a double-glazed bay window to the front aspect with a display area, attractive cast iron fireplace with inset tiling and tiled hearth, radiator and door to:

Spacious Dining Room

15'3" x 12'9" (4.66m x 3.89m)

Having a feature brick fireplace with a raised, recessed wood burner, double radiator, wood effect floor, walk-in storage cloaks/storage cupboard with power and light, doors to the kitchen, conservatory and to the study.

Study

7'8" x 7'1" (2.36m x 2.18m)

Double-glazed wood window looking into the conservatory. Matching wood effect flooring, wood panel feature wall and radiator.

Conservatory

12'8" x 7'3" (3.87m x 2.22m)

Half-glazed conservatory with sealed unit double windows overlooking the gardens and a French door to the garden, radiator and a wall light point.

Breakfast Kitchen

11'11" x 11'5" (3.64m x 3.48m)

Featuring a range of matching base and eye-level units, an inset single drainer sink with mixer tap and rinse bowl, complementary worktops, and integrated appliances including a double oven with storage cupboards above and below. Adjacent pull-out larder unit, space for an upright fridge freezer, ceramic hob with a stainless steel extractor hood above, and space and plumbing for a washing machine and dishwasher. The room also has a tiled floor,



radiator, downlights, double-glazed window to the front aspect and French doors providing access to the gardens.

First Floor landing

Having a double-glazed window to the side, access to roof storage space which is part boarded and has a light, a built-in airing cupboard and doors to:

Bedroom One

11'11" x 11'5" (3.64m x 3.49m)

The room features dual aspect double-glazed windows, a radiator, a panelled feature wall and a vanity hand basin with storage below.

Bedroom Two

12'0" x 11'3" (3.67m x 3.45m)

Having a double glazed window to the front aspect, an attractive cast-iron fireplace, a radiator and a built-in wardrobe.

Bedroom Three

11'2" x 8'1" (3.41m x 2.47m)

Having a double-glazed window overlooking the rear elevation, a radiator and an attractive cast iron fireplace.

Bathroom

Having a modern white suite comprising bath,

W.C., with a push button system, vanity unit with wash hand basin and storage below, tiled shower cubicle with a Mira shower, curved glass shower door and side screen, fully tiled walls, downlighters, heated towel rail and a sealed unit double glazed window.

Outside

The driveway is behind electric-operated gates providing secure off-road parking. At the front, there is an outside tap and an external power supply. Additionally, an untethered EV charger is due to be installed, and a pedestrian gate leads to the rear garden.



Garage

21'2" x 10'4" widening to 12'3" (6.46m x 3.15m widening to 3.75m)

Security lighting, natural light window to the rear, spacious with power and light, a boarded loft and a service door to the rear garden.

Delightful Rear Garden

This is a particular feature of the property. Beautifully presented private rear garden with a greenhouse, patio area, seating area and an external brick storage building. The garden is mainly laid to lawn and edged with traditional paving. It is surrounded by decorative and

attractive planting and shrubs, with further established borders and specimen trees. There is also an external power supply to the rear.

Services

Mains drainage water and electricity are understood to be connected to the property. Heating is provided by the oil-fired boiler.

Tenure

The property is Freehold with vacant possession upon completion of the purchase.

Council Tax

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

Postcode

CV35 7NW

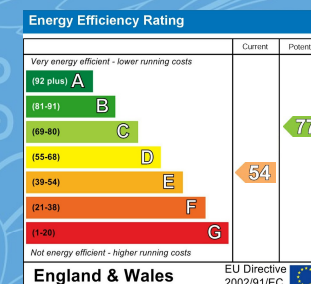




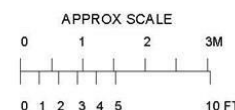
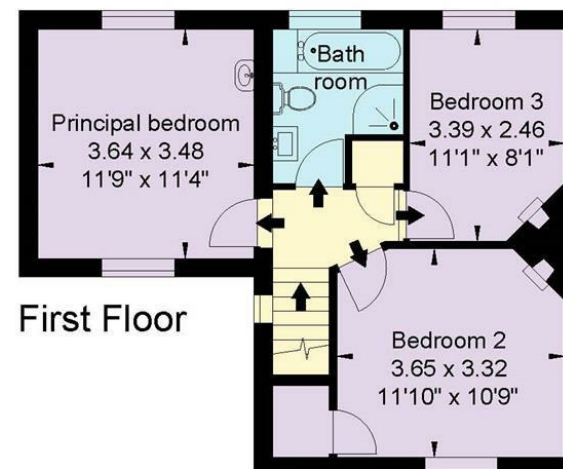
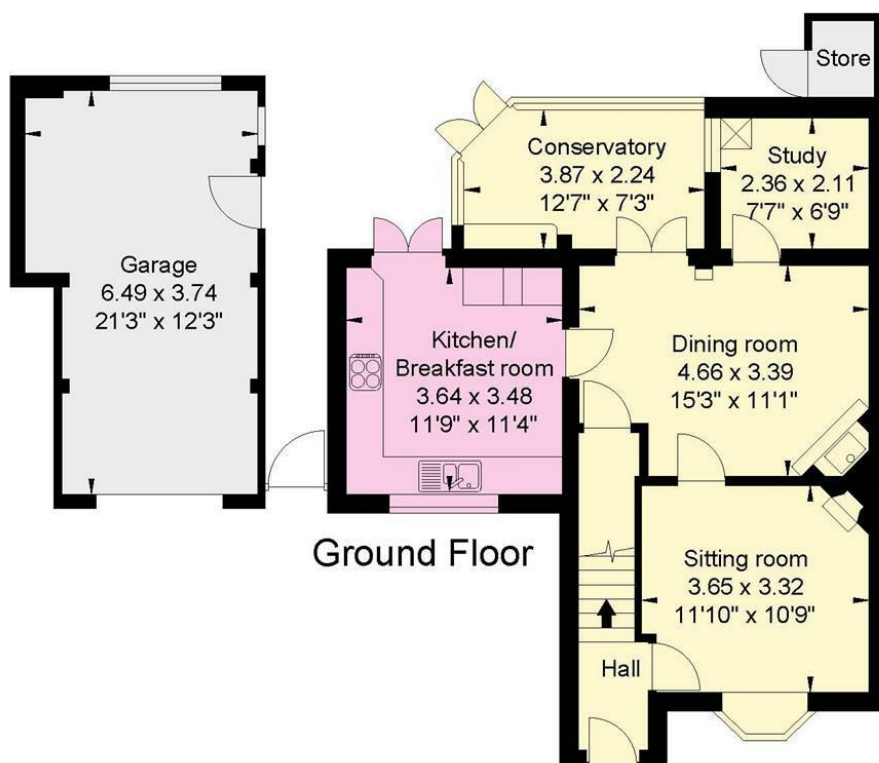
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APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 108 sq m (1,163 sq ft)

Garage/Store: 23 sq m (251 sq ft)

Total: 131 sq m (1,414 sq ft)

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Ivy Cottage
Beausale

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.