



2 Bedroom House - Terraced
located on Lower End, Southam
£325,000

UP Estates



****CHARMING CHARACTERFUL COTTAGE, BEAUTIFULLY MAINTAINED THROUGHOUT - TWO DOUBLE BEDROOMS, TWO RECEPTION ROOMS - THREE GARDENS**** This charming and much improved two double bedroom cottage is now available for purchase! Tucked away within Avon Dassett, this beautiful property benefits from an abundance of character, three gardens, two double bedrooms, two reception rooms and bath/shower room. Call now to view!

LOCATION

Within the well regarded village there is the popular Yew Tree Public House, a Church and Post Office. The village offers ideal access to a range of different schools from Grammar schools to Private, they include Bloxham, Sibford with a mini bus from the village, Carrdus, Stratford Grammar, Kings High, Kingsley and Kineton High School. Located approx 9 miles from the M40, Birmingham (43 miles) and Birmingham Airport approximately 40 minutes away, London (78 miles). There are regular trains from Banbury to London Marylebone in under an hour. Surrounding areas of interest are Burton Dassett Country Park, Warwick, Leamington & Stratford-upon-Avon as well as Soho Farmhouse. There are a variety of fantastic village events for all the family including; The Dassett Country Show, Annual Soapbox Race, Classic Car & Bike Event & Avon Dassett pop-up market.

£325,000

- STUNNING GRADE II LISTED COTTAGE
- TWO DOUBLE BEDROOMS, TWO RECEPTION ROOMS
- PICTURESQUE VILLAGE LOCATION NEXT TO PARK & COUNTRYSIDE
- VALIANT MULTI-FUEL LOG BURNER (2023)
- THREE GARDENS
- SPACIOUS BATH & SHOWER ROOM





SUMMARY

Located in the picturesque village of Avon Dassett is this stone built, Grade II Listed beautiful cottage offering two double bedrooms, two reception rooms, lots of characterful features and plentiful outside space.

The hallway offers tiled flooring and exposed stonework to one wall while doors open to all ground floor accommodation. The sitting room is a cosy room with a large fireplace containing a Valiant multi-fuel burner plus a delightful window seat overlooking the mature rear garden. The dining room has timber flooring and a feature wall with timber panelling plus French doors leading out to a delightful front cottage garden. The kitchen is fitted with a range of attractive cabinets with Quartz worktops, Belfast sink, oven, hob, extractor, tiled flooring and a window allowing natural light.

To the first floor are the two large double bedrooms and family bathroom while the landing also offers some attractive, exposed stonework and a window providing views over the fields to the south east of the cottage. Bedroom one has an attractive window seat which looks over the long front garden.

The cottage is set back from the road with a very good sized garden and pathway winding through it, the garden is laid to lawn with attractive, mature hedges to the borders. To the rear of the property is a delightful, cottage garden that is laid mainly to paving slabs with attractive flowers and shrubs to the borders.

There is a third garden that is separate from the cottage and is accessed along a pathway shared with the other three cottages. This could make an ideal allotment for growing fruit and veg or perhaps provide space to build a timber office and work from home.



We have been advised that this property is 'flying freehold'; please feel free to ask us about this. We have also been advised that, as there is no mains gas to the village, the property's current heating system is Valiant multi-fuel burner which was installed in September of 2023.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Lower End, Avon Dassett, Southam





Total Area: 75.7 m² ... 814 ft²

All measurements are approximate and for display purposes only

CONTACT

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