

GAYDON ROAD, BISHOPS ITCHINGTON CV47 2QN



A DETACHED 19th CENTURY COTTAGE WITH A MODERN, LOCATED IN A SECLUDED POSITION IN BISHOPS ITCHINGTON

- No Chain
- Detached 19th Century Period Cottage with Modern Extension
 - Double Bedroom with Ensuite Shower Room
 - Further Double Bedroom with Bathroom
 - Living Room with Open Fire
 - Dining Room
 - Kitchen
 - Private South Facing Garden
 - Driveway Parking
 - EPC D

2 BEDROOMS

OFFERS IN EXCESS OF £250,000

Welcome to this charming, detached cottage which is set back off the Gaydon Road in the picturesque village of Bishops Itchington. Part of this delightful property dates back to 1860, with an extension being added in 2000.

Downstairs it boasts a kitchen and two reception rooms with views overlooking the garden, which are perfect for entertaining guests or simply relaxing with your loved ones.

Upstairs the two bedrooms each have their own set of stairs, so there is ample space for a small family or for those who enjoy having a guest room or a home office.

The house also features two bathrooms, ensuring convenience and privacy for all residents. The layout of this property is thoughtfully designed to maximise space and create a cosy atmosphere that you will love coming home to.

Situated in a tranquil village setting, this house offers a peaceful retreat from the hustle and bustle of city life. Bishops Itchington is known for its friendly community and beautiful surroundings, providing a wonderful place to call home.

This popular village offers a variety of local shops and amenities including a nursery, pre-school, village store and coffee shop, together with convenient transport links to Leamington, Warwick, Coventry, JLR, access to the major road networks including the M40, M6 & M1, and mainline railway with links into Birmingham and London via Leamington and Warwick stations.

Property in brief- Kitchen, Dining Room, Living Room, Two Double Bedrooms each with their own Bathroom, South Facing Garden and Driveway Parking to the front.

Don't miss the opportunity to make this lovely house your own and enjoy the comfort and serenity it has to offer. Contact us today to arrange a viewing and take the first step towards owning your dream home in Bishops Itchington.

Details in full.

Frontage

The property is reached over a driveway with part concrete hard standing and parking facility for two or three vehicles. From the pedestrian gate at the end of the drive, a path leads through the garden to the front door of the property.

Kitchen 6'7" x 9'3" (2.03 x 2.82)

The European redwood front door leads into this small but fully equipped kitchen with window to side elevation. There is a range of units, one and a half bowl stainless steel sink set into the worksurface, original red quarry tile floor, a fridge freezer, a washing machine, a dishwasher, a standing oven and light points to ceiling.

Dining Room 9'1" x 13'7" (2.77 x 4.16)

maximum measurements

Reached from the kitchen, with windows overlooking the garden, a radiator, wall mounted light points, wood effect flooring, understair storage cupboard, a ledged and braced timber door give access to the enclosed winding stairway that leads to the second bedroom and en-suite.

Lounge 15'2" x 12'4" (4.63 x 3.76)

The main feature of this lovely inviting room is the herringbone brick lined fireplace with welsh slate hearth open fire, including timber lintel above. There are two sets of patio doors that lead to the garden and allow lots of natural light into the room, further door with staircase behind leading to bedroom one, newly laid carpet to floor, light points and a radiator.

Bedroom One 11'10" x 15'1" (3.63 x 4.61)

maximum measurements.

Carpeted stairs lead up to the main bedroom which has two windows to side elevation. This interesting bedroom has twin double glazed dormer windows, giving views down to the garden and neighbouring gardens beyond, built in wardrobes to the under eaves space, wood effect flooring, light points and a radiator.

En-Suite Shower Room 3'8" x 8'7" (1.14 x 2.64)

Having a low level WC, wash hand basin and an oversized shower cubicle with mosaic tiling and a sliding shower door. Velux roof light and light points.

Bedroom Two 10'11" x 9'1" (3.35 x 2.78)

Accessed via the Dining Room with carpeted stairs leading up to the bedroom. Having windows to the front elevation, built in storage cupboards, wood effect flooring, lightpoint and a radiator.

Bathroom 6'6" x 8'9" (2.00 x 2.68)

maximum measurements

This lovely bathroom is fitted with a white suite to comprise; freestanding clawfoot bath, pedestal wash hand basin, low level wc, light points, wood panelling on walls to half height, herringbone pattern wooden floor, obscure glazed window to front elevation and a radiator.

Outside

Returning to the driveway there is a gate that gives access into the garden, with a path that leads around to the side of the property and the garden beyond. The attractive and fenced garden is mainly laid to lawn, but also has an established flowering border with mature shrubs, plants, trees and hedges. There is also a timber garden shed, access to a storage cupboard and hardstanding for a greenhouse or similar.

Tax Band

Council Tax Band "C" from Stratford District Council

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Services

All mains services are believed to be connected.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.







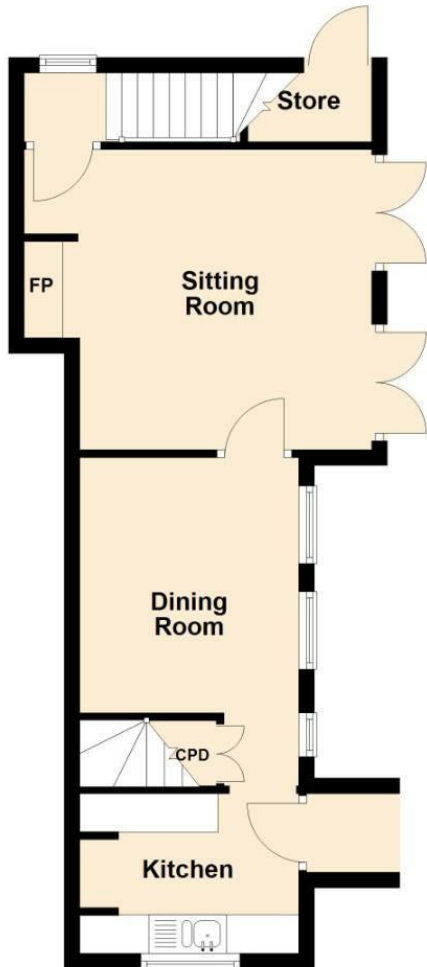






Ground Floor

Approx. 40.1 sq. metres (431.8 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.0 sq. feet)



Total area: approx. 78.2 sq. metres (841.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

www.hawkesford.co.uk t: 01926 411 480 e: warwick@hawkesford.co.uk