



MAIN STREET, EATHORPE

complete ● ● ●
SALES & LETTINGS



RED LINES ARE GUIDANCE ONLY - ACTUAL PLOT WILL VARY



A rare opportunity to acquire a meticulously restored period Semi Detached cottage in the tranquil village of Eathorpe. The property offers a unique blend of historic charm and contemporary living. Tastefully modernised and extended to an exceptional standard, the property retains a wealth of original features while providing high-quality modern finishes throughout.

The spacious five bedroom accommodation includes an impressive, bespoke open-plan kitchen and living area, perfect for family life and entertaining. A separate family room adds practicality, while the generous garden—backing onto open countryside—features a dedicated entertaining area ideal for summer evenings. This wonderful family home provides five bedrooms and has a considerable number of en-suite shower rooms as well as a family bathroom. Other features include the large garden, garage located in a block close to the property, open aspect to the rear of the property and the general standard of presentation are particularly noteworthy.

Located in a picturesque rural village, this delightful home also benefits from a driveway with parking for two vehicles making it a truly special opportunity for those seeking character, comfort, and a peaceful lifestyle with modern convenience. This is a home that truly must be seen to be fully appreciated. The selling agents strongly recommend an internal viewing to experience first-hand the character, quality, and unique charm of this exceptional cottage

Its in the detail...

This is the very definition of a 'Picture Perfect' countryside residence—steeped in history and brimming with character. Dating back to 1861 the home has been lovingly modernised and extended but retains its original ambiance and uniqueness.

Ground Floor

Step inside to a welcoming entrance hall that sets the tone for the elegance within. To the left is the sitting room which offers a comfortable and quiet design with a multi fuel burner for the colder months and original beams and windows. The open plan kitchen and dining room serves as the heart of the home with a beautifully extended garden room and bi-fold doors perfect for indoor outdoor living in the warmer months. A guest cloakroom/WC is available for added convenience.

First Floor

Stairs rise from the entrance hall where three double bedrooms, the master with a showstopping en-suite, continue the homes cohesive design theme. a generous family bathroom also serves this level.

Second Floor

A second staircase ascends to the top floor with a fourth double bedroom with an ensuite shower room, offering a sanctuary of luxury and comfort, and a fifth generously sized single bedroom.

Outside

The charming enclosed rear garden is perfect for summer entertaining with two spacious seating areas and a lawned area ideal for sunbathing or enjoying a quiet read. To the front there is a gravel driveway with parking for two vehicles plus a separate garage across the road with a second parking space in front and in very close proximity to the property.

Location

Nestled in the heart of the Warwickshire countryside, Eathorpe is a charming and friendly village located just 5 miles east of Leamington Spa. This picturesque setting offers the perfect blend of rural tranquillity and modern convenience, with excellent access to motorway links, well-regarded local schools, and an abundance of scenic countryside walks and outdoor recreational activities.



Additional Information

Services: All Mains services connected

Ultra High Speed Broadband Available

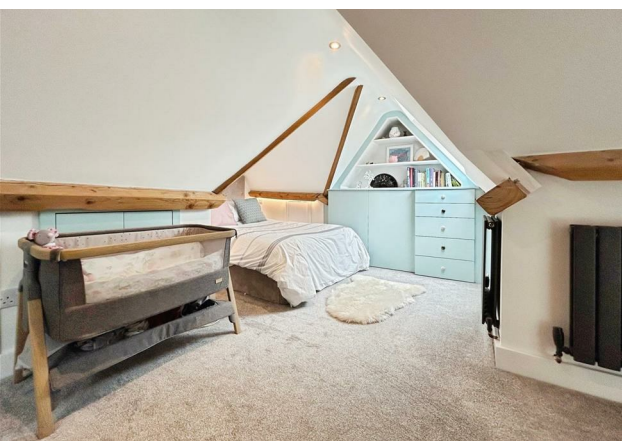
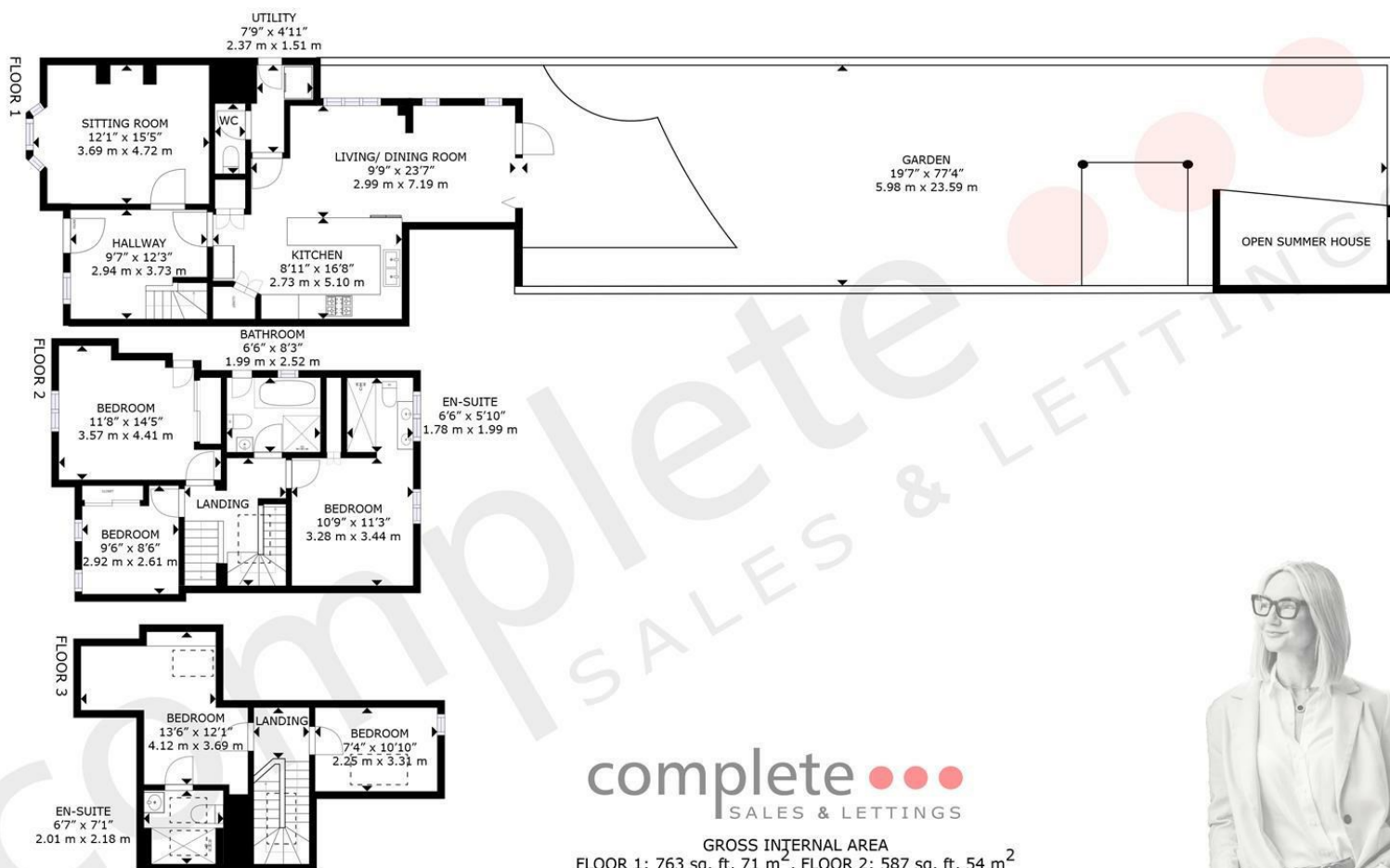
Council Tax Band E

EPC Rating

To view the virtual tour and 3D Model please use the following link:-

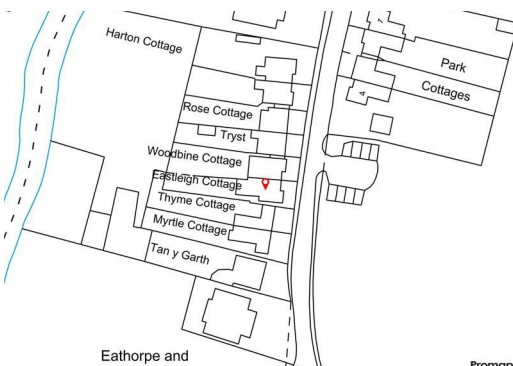
<https://my.matterport.com/show/?m=wenTMsnGQ4P>







- Idyllic Village Location, active community and serene surroundings
- Bespoke Interiors, Custom Designed For Luxurious Living
- Three Bathrooms
- Bespoke Solid Wood Open Plan Kitchen/Dining Room
- Landscaped Garden, Beautifully Manicured Outdoor Space
- Semi Detached extended property
- Five Bedrooms
- Living Room
- Beautifully Modernised & Extended
- Motorway Links Nearby For Seamless Commuting



MAIN STREET, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

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	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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