

EDWARDS

ESTABLISHED 2007

HATTON BANK LANE
BLACK HILL CV37 0PB

FOR STARTERS

3 3 2

OFFERS OVER
£699,950

MAIN COURSE

A Countryside Escape with Modern Comforts
Tucked away down a peaceful no-through lane, this stunning double-fronted period cottage offers the perfect blend of rural charm and contemporary living. With breathtaking views over rolling farmland and an idyllic setting that feels a world away from the hustle and bustle, it's hard to believe you're just a short drive from Stratford-upon-Avon, Warwick, Leamington Spa, and the M40. If you dream of waking up to countryside views, enjoying long walks straight from your front door, yet still need easy access to amenities and transport links, this home could be just what you're looking for.

As you wind up the sweeping driveway, the mellow brick façade of the cottage welcomes you in. Step through the front door into a bright and airy hallway, the perfect space to greet guests. To one side, a spacious triple-aspect sitting room is bathed in natural light, with twin French doors opening onto both the front and rear gardens. A charming cast-iron fireplace completes the room, adding warmth and character. On the opposite side of the hall, a second sitting room enjoys tranquil views over the front garden – an inviting retreat for quiet moments.

Undoubtedly, the kitchen steals the show. Straight out of an interior design magazine, this open-plan space has been carefully designed into three zones: the stylish shaker-style kitchen, complete with a range cooker, quartz worktops, and an island unit; the dining area, set beneath twin skylights, where French doors frame views of the garden; and a cosy sitting space with another cast-iron fireplace, perfect for unwinding at the end of the day. Practicality hasn't been forgotten – a utility room and downstairs cloakroom add convenience, with a side door leading to the garden.

Upstairs, three beautifully presented bedrooms await. The main suite, with its vaulted ceiling and skylights, is a peaceful haven where you can wake up to farmland views every morning. The en-suite shower room adds a touch of







luxury. The guest bedroom also enjoys countryside views, while the third bedroom benefits from a wall of built-in wardrobes, making storage effortless. A stylish family bathroom completes the floor, featuring a walk-in shower and a contemporary roll-top bath.

Sitting on a 0.2-acre plot, the gardens are generous, offering different spaces to relax and enjoy the surroundings. The front garden is mainly laid to lawn, while the rear garden is designed for outdoor living – a pergola-covered terrace provides a shady retreat for summer afternoons, a gravel section leads to a raised lawn enclosed by a dwarf wall, and at the far end, a unique home office mirrors the shape of the plot. Fully equipped with electricity, data, lighting, and heating, it's an ideal space for remote working, with a clever divide creating a second area for relaxation. A workshop at the front and an extensive driveway ensure ample parking – more than you could ever need.

This home is more than just a cottage; it's a lifestyle. It offers the peace and tranquillity of the countryside while keeping you connected to the vibrant towns nearby. Whether you're drawn in by the charm of the period features, the exquisite kitchen, or the uninterrupted farmland views, one thing is certain – once you arrive, you won't want to leave.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - E

EPC
Band - C

North/West

All Mains Services
are connected

Heating System
Mains Gas

Snitterfield Primary

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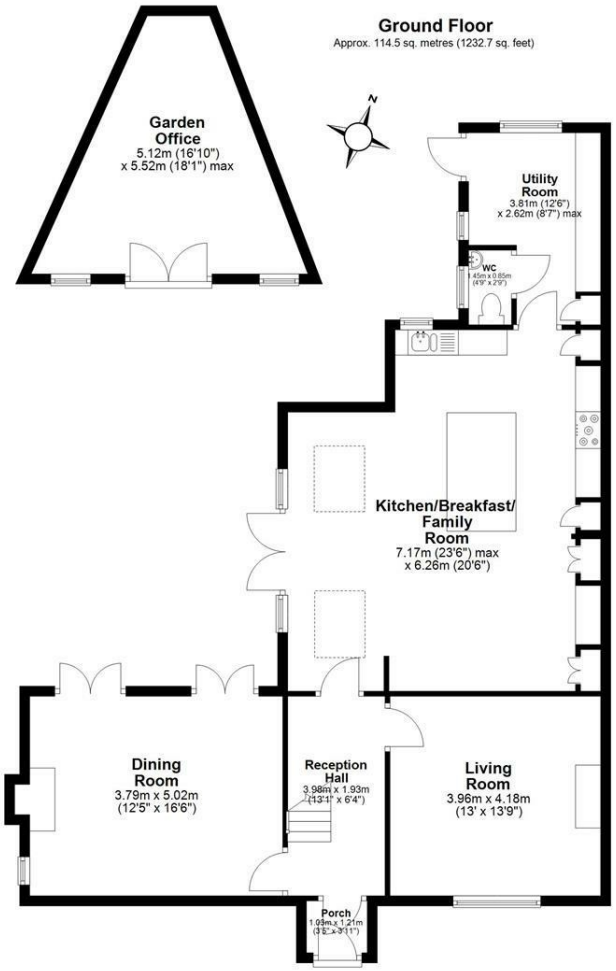


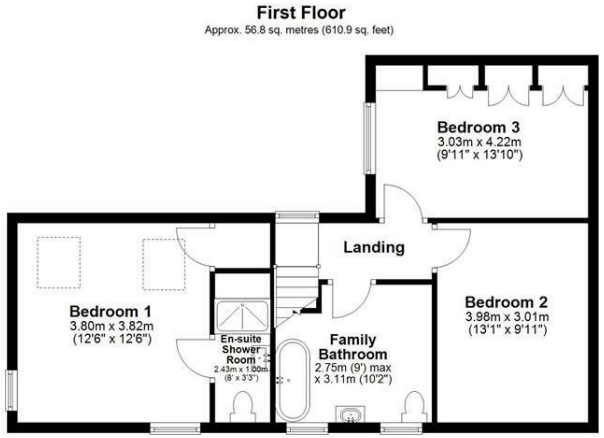












Total area: approx. 171.3 sq. metres (1843.6 sq. feet)

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