



Victoria Cottage, Main Street, Norton Lindsey
CV35 8JA

In Excess of **£625,000**



Tucked away in the heart of the ever-popular village of Norton Lindsey, Victoria Cottage is a beautifully presented and extended three double bedroom home that effortlessly combines period character with modern comforts. Offering generous accommodation, a private garden, garage and a wealth of original features, this is a property that delivers both lifestyle and practicality in equal measure. The property is offered for sale with no onward chain, helping to provide additional peace of mind for purchasers.

Victoria Cottage offers the opportunity to embrace the very best of village living; character, community and countryside charm, all whilst remaining remarkably convenient and exceptionally well connected. Properties that combine this level of character, practicality and location are rarely available, making this a home that is sure to capture the imagination of a wide range of buyers.

Stepping inside, the entrance lobby and inner hallway are positioned at the centre of the cottage, creating a natural flow through the home. To the left, you enter a welcoming and bright living room with light pouring in through the bay window to the front. An attractive wood-burning stove set within a brick fireplace recess creates a warm and cosy focal point, perfect for relaxing evenings.



Continuing through to the rear, you enter the home office which offers flexible space for remote working, hobbies, a playroom or additional reception space. French doors frame the garden and open directly onto the outside terrace.



Back into the hallway and off to the right is the dining room. Here you find yourself in the original part of the cottage, where exposed beams and period features serve as a reminder of the property's heritage. This is a wonderful entertaining space and, on those special occasions when hosting a dinner party or Christmas Day lunch, it is easy to imagine the atmosphere created within these characterful surroundings.

To the rear, the impressive kitchen breakfast room has been thoughtfully extended to create a bright and sociable space. Featuring modern cabinetry, ample worktop space, room for appliances and an electric cooker point, it effortlessly blends practicality with style. An original corner cupboard provides additional storage and character, complemented by an exposed wall beam. French doors open directly onto the garden, making the space perfectly designed for modern family living and indoor-outdoor entertaining.

Leading off the kitchen is a separate utility room fitted with base units, sink and space and plumbing for a washing machine. A door opens into the downstairs W/C, providing valuable everyday practicality.

Heading upstairs, the accommodation continues to impress. The principal bedroom is a generous and characterful retreat, enhanced by exposed timbers and served by a modern en-suite shower room.

Bedroom two is a spacious double room with a useful walk-in cupboard, ideal for keeping the room clutter free. Bedroom three is also a comfortable double bedroom, making it ideal as a children's room, guest bedroom or additional workspace if required.

The family bathroom is well appointed with a contemporary suite comprising a bath with shower over, vanity wash basin and W/C.



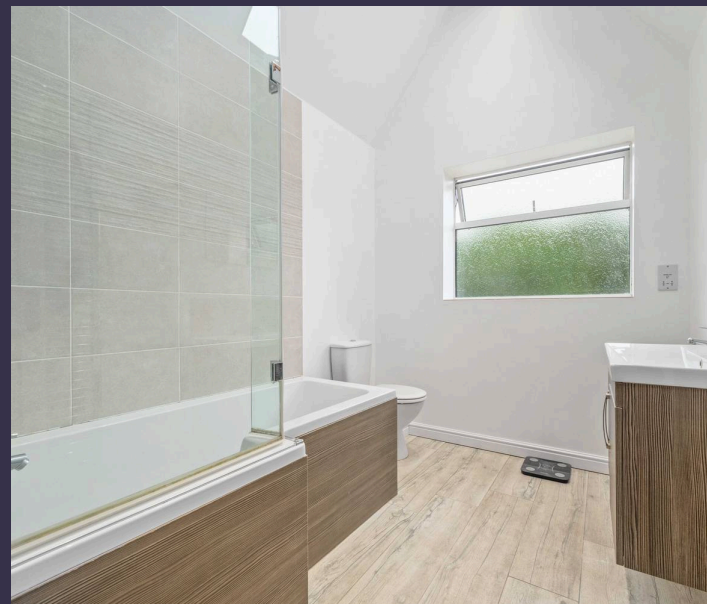


Outside, the property enjoys a private enclosed garden offering a wonderful space to relax, entertain and enjoy the peaceful surroundings. A combination of patio and lawn creates a versatile outdoor space, ideal for summer dining, children's play or simply unwinding after a busy day.

To the front, there is a garage providing valuable storage, with double doors opening into the boiler room at the rear which also provides access to the garden. Off-road parking is available in front of the garage, a highly sought-after feature within such a desirable village setting.

Whether you are searching for a forever family home, a countryside retreat or a property with holiday let potential, Victoria Cottage presents a rare opportunity to enjoy a wonderful village lifestyle within one of Warwickshire's most desirable communities.

Norton Lindsey is one of Warwickshire's most sought-after villages, renowned for its strong sense of community and welcoming atmosphere. The village pub sits next door, creating the perfect extension of village life, whether meeting friends for a drink, enjoying a meal or becoming part of this thriving community. The village also benefits from a well-regarded primary school and an active cricket club, which sits at the heart of village life throughout the summer months, bringing together residents of all ages and further strengthening the community spirit that makes Norton Lindsey so special. Despite its peaceful setting, the village is ideally positioned for commuters with excellent access to the A46, connecting easily to Warwick, Stratford-upon-Avon, Coventry and the wider motorway network. Warwick Parkway and Warwick railway stations offer direct rail services to Birmingham and London, making this an ideal location for those seeking countryside living without sacrificing connectivity.





Character, Community & Countryside Charm. Beautifully presented, extended three double bedroom period home in sought-after Norton Lindsey, with en-suite, home office, garage and drive, garden. No Chain!

Council Tax band: E

Tenure: Freehold

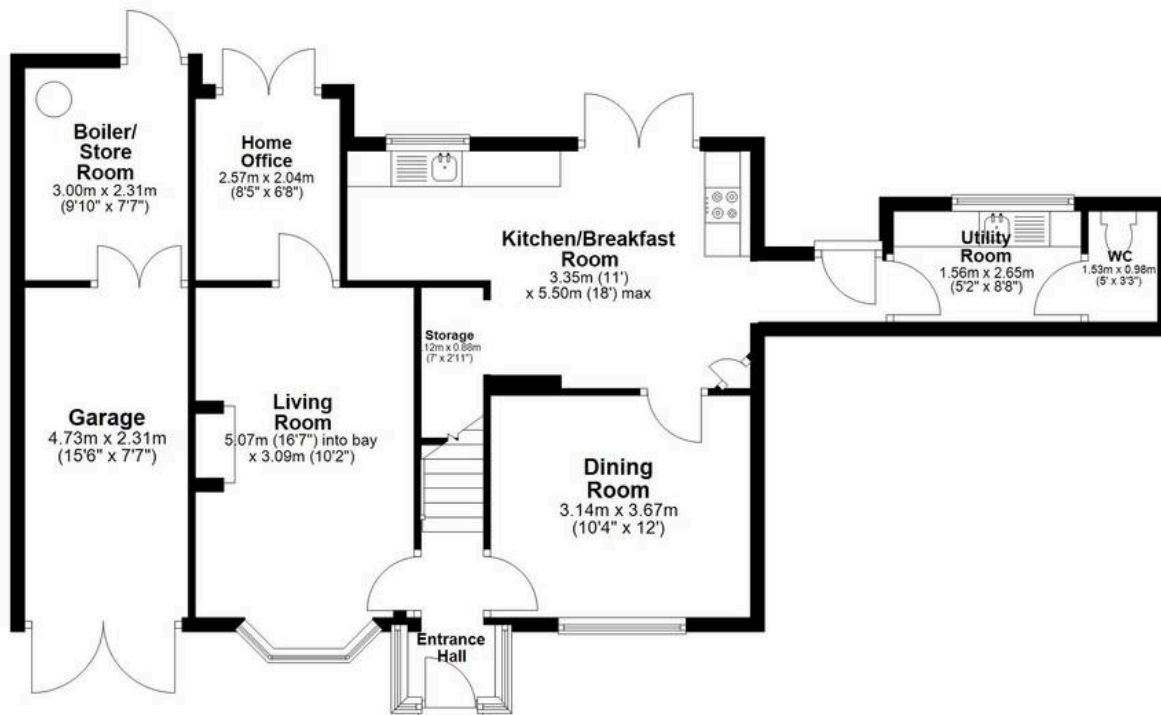
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautifully Presented Extended Period Home in a Sought-After Warwickshire Village
- Three Bedrooms Including a Master Bedroom with En-Suite
- Spacious Kitchen/Breakfast Room with Bi-Fold Doors to the Garden
- Three Reception Rooms Including Home Office or Playroom
- Separate Utility Room and Downstairs W/C
- Private Enclosed Rear Garden
- Garage and Off-Road Parking
- Thriving Village Community with Popular Public House
- Excellent Access to the A46, Warwick, Stratford-upon-Avon and Wider Commuter Links
- Perfect as a Permanent Home or Countryside Retreat - No Chain

Ground Floor

Approx. 81.7 sq. metres (879.6 sq. feet)



First Floor

Approx. 57.5 sq. metres (619.3 sq. feet)



Total area: approx. 139.2 sq. metres (1498.8 sq. feet)



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