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Guide Price £425,000



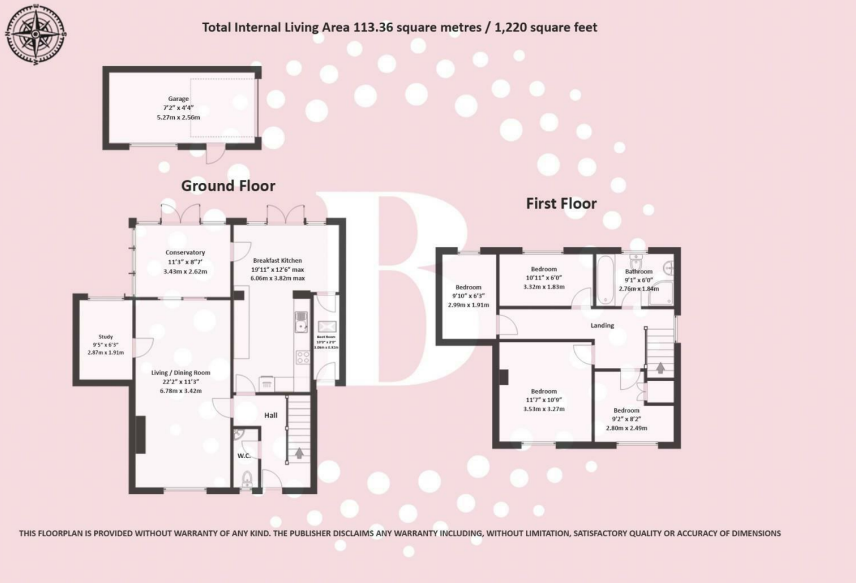


Cover Point Ufton Fields

Ufton, Leamington Spa CV33 9PE

Set within the picturesque Warwickshire village of Ufton, this four-bedroom semi-detached home occupies a generous corner plot, offering a wonderful combination of village charm, spacious accommodation and exciting potential. With a lovely garden, garage and peaceful countryside surroundings, this is a home with plenty to offer.

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ACCOMMODATION

Stepping inside, the property has a welcoming feel, with a long, generously proportioned living room providing a lovely space to unwind. A conservatory to the rear brings in plenty of natural light and offers an additional spot to sit back and enjoy views of the garden.

The cottage-inspired kitchen diner features attractive cabinetry, with a combination of high and low cupboards providing plenty of storage. The room has a bright and inviting feel, with space for a dining table and French doors opening directly onto the garden, making it easy to enjoy the outdoors during the warmer months. A convenient downstairs WC completes the ground floor.

Upstairs, you'll find four bedrooms, including a principal bedroom with ample space for bedroom furniture, along with three further bedrooms and a family bathroom.

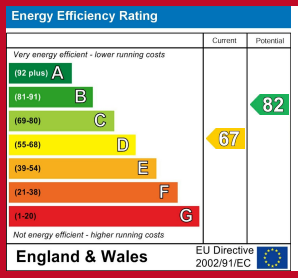
One of the property's real highlights is its corner plot. The garden benefits from a paved patio area and lawn, with mature planting. It's perfect for a keen gardener, children who love to explore or simply enjoying time spent outside. A garage provides useful additional storage or parking, completing the outdoor space.

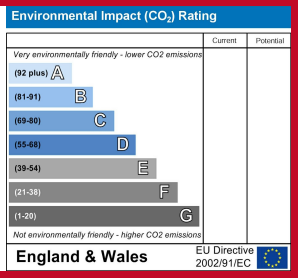
Village Lifestyle

Ufton is a charming Warwickshire village where beautiful countryside and everyday convenience come together. Surrounded by rolling fields and rural scenery, yet within easy reach of Leamington Spa, Warwick and Southam, it offers the best of both worlds.

At the heart of village life is The White Hart, a popular country pub known for its excellent food, welcoming atmosphere and beautiful garden with far-reaching countryside views. Whether it's a cosy meal beside the fire in winter or a sunny afternoon in the garden, it's a lovely spot to have on your doorstep.

For those who enjoy the outdoors, Ufton Fields Nature Reserve is a real local treasure. Spanning 77 acres, this beautiful reserve features a mixture of woodland, grassland, marshes and pools, with a circular walking trail offering the chance to explore its varied landscapes and discover an abundance of wildlife.











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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.