



Imposing, five bed, in need of
renovation.

Oken's Cottage, 8 Emscote
Road
Warwick
CV34 4PP


MARGETTS
ESTABLISHED 1806

Guide Price £650,000

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UNDER OFFER, NO MORE VIEWINGSAn imposing period link-detached residence offering substantial five bedroom accommodation in need of total renovation. The property offers reception rooms and five bedrooms with large gardens to the rear, off-road parking and lean-to garage to the side. The property has historic connections to Thomas Oken and substantial interest is anticipated.

Front door opens into reception vestibule.

Further front door opens into the hallway.

RECEPTION ROOM ONE - REAR

19'0" x 14'0"

RECEPTION ROOM TWO - FRONT

15'1" x 11'9"

RECEPTION ROOM THREE - REAR

19'0" x 16'0" max reducing to 13'0"

SMALL KITCHEN

5'2" x 11'7"

REAR LEAN-TO

RECEPTION ROOM FOUR - SIDE

13'5" x 9'2"

LARGE KITCHEN

14'1" x 10'2"

From the reception hall is a staircase proceeding down to the large cellar.

CHAMBER ONE

18'4" x 6'2"

with two storage rooms off.

CHAMBER TWO

14'1" x 11'9"

CHAMBER THREE

11'9" x 15'1"

Staircase from the reception hall proceeds to the first floor landing.

BEDROOM ONE - FRONT

19'0" x 13'9"

BEDROOM TWO - REAR

19'0" x 14'1" max



BEDROOM THREE - FRONT

15'1" x 11'9"

BATHROOM

SEPARATE WC

FURTHER HALLWAY

leads to

BEDROOM FOUR - SIDE

13'4" x 10'2"

BEDROOM FIVE - REAR

14'5" x 10'2"

Bedroom five rear measures 4.4 m x 3.1 m

OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a large fore garden set behind a dwarf brick wall with railings, gate and path leading to the front door. Further gates open to driveway which gives access to a





ATTACHED GARAGE

REAR GARDEN

is of a substantial size with plants and shrubs and patio adjoining the property.

GENERAL INFORMATION

We understand that the property is freehold and all mains services are connected.

The property is within a smokeless zone and is within Warwick Conservation Area.





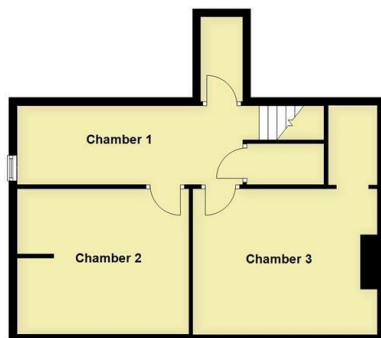
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Total area: approx. 315.2 sq. metres (3392.5 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



Basement
Approx. 54.5 sq. metres (587.1 sq. feet)



Ground Floor
Approx. 139.6 sq. metres (1503.2 sq. feet)



First Floor
Approx. 121.0 sq. metres (1302.3 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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