VILLAGE STREET, OFFCHURCH

complete
SALES & LETTINGS

“A stunning Village home with large South facing garden. The total plot is 1/5 acre, and is flanked by beautiful trees and is gated to the front. The double garage and converted stable are both very useful”

Occupying a quiet position in a pretty Warwickshire village, this country home was previously the local post office and dated originally early Victorian 1851 and has been extended twice to create this beautifully designed four-bedroom home, with a stunning South facing country garden with a converted stable. The cottage is set back from a quiet country lane in the conservation area of Offchurch and accessed via double gates to the front. The home is full of charm and measures over 2,000 sq ft. Comprises; porch, entrance hall, three reception rooms, re-fitted kitchen, utility & guest WC. On the first floor are four double bedrooms, a family bathroom and en-suite to the main bedroom. There are front & stunning South rear garden flanked by beautiful specimen trees with a private converted stable for multiple uses. There is a detached double garage and off-road parking for 3-4 cars. (Total plot 0.28 Acres)

Description

Entrance porch
The painted timber entrance door with timber and tiled canopy leads into a small porch, which has tiled flooring and the timber glazed door through to the hallway.

Hallway
Which has oak-effect flooring, and doors to the breakfast kitchen and living room. There is a radiator and also a staircase leading to the first floor.

Living Room
A very spacious living room with windows to two elevations, radiator and a fireplace.

Dining Room
Large dining room with two uPVC double-glazed windows, radiator and coving to the ceiling.

Kitchen
Fitted with quartz worktops, the kitchen has beautiful dove grey fitted units, with a navy blue centre island and a quartz worktop. The Centre island has pull-out bin storage, a wine rack, an under-counter fridge and two pull-out condiment racks. The main kitchen has soft-close doors, a Neff dishwasher, a gas Range cooker, stainless steel splashback and a black glass extractor. There are further fitted cupboards and space for an upright fridge freezer. There is an array of down-lighting, luxury tiled effect vinyl flooring, uPVC double-glazed window, half-glazed door to the utility, internal French glazed doors to the dining room and open doorway to the sitting room.

Utility
Fitted with luxury vinyl tiled effect flooring, stable door with window to the side patio. Cupboard housing the Worcester boiler, there are cream-fitted units with dark worktop which has a circular sink with mixer tap and drainer. Space for a dryer, plumbing for a washing machine and uPVC double-glazed window. Radiator and door through to guest WC.

Guest WC
Decorated with a wall mounted hand-basin, mixer tap, back-to-wall concealed cistern WC. Double-glazed obscure glass window, a radiator and vinyl flooring.

Sitting Room
Original 1851 post office to the village. This area has an inglenook fireplace with down-lighting and a cast iron gas fire. There are two timber double-glazed windows to the front. There are exposed beams, feature wallpapered walls, down-lights, a deep storage cupboard under the stairs and also further storage cupboards with shelving. There are double-glazed bi-folding doors to the garden.

Landing
Carpeted, landing with painted, timber balustrade, feature wallpapered walls, loft hatch, radiator and doors through to the four bedrooms and bathroom.

Bedroom One
Spacious double bedroom with uPVC double glazed windows, timber effect laminate flooring, radiator and doors to storage and the en-suite.

En-suite
Glass bi-folding shower with electric shower, hand-basin with chrome mixer tap and vanity storage. There is a concealed waste toilet, and further cupboards with a mirror above. Conservation Velux, downlights, radiator and an extractor.

Bedroom Two
A beautiful double bedroom with a large uPVC double-glazed window, enjoying the view of the south-facing garden. There is a uPVC double-glazed window to the side, featuring wallpapered walls, two double-fitted wardrobe and a radiator.

Bedroom Three
Original 1851 bedroom which has a vaulted ceiling with lots of feature beams, double-glazed windows to the front and rear elevations. There are wide exposed floorboards, downlights and a radiator.

Bedroom Four
Large double bedroom with a conservation Velux, a radiator, downlights and a wall light.

Shower Room
Stylish re-fitted shower room with luxury vinyl tiled flooring, large handbasin with gloss vanity drawers, and chrome mixer tap. There's a chrome towel radiator and a black radiator. Concealed waste toilet with chrome flush pushbutton, conservation Velux window, glass door shower enclosure with thermostatic mains shower. Fitted alcove storage, features wallpapered walls and half-height tiling, down-lights and an extractor.

Double Garage
A detached double garage with two metal up-and-over doors, outside lighting and a side pedestrian door. There is strip lighting, power, a side window and also eaves storage.

Rear garden
A large plot mainly laid to lawn surrounded by perennial borders. The west side courtyard favours a wisteria pergola and a "wilding area". An adjacent copse of mature specimen trees offers evergreen privacy. Several patios accommodate outside dining. The screened rear of the garden has 2 specimen trees, (Ginkgo Beloba and Indian Handkerchief tree), a potting shed, and a converted

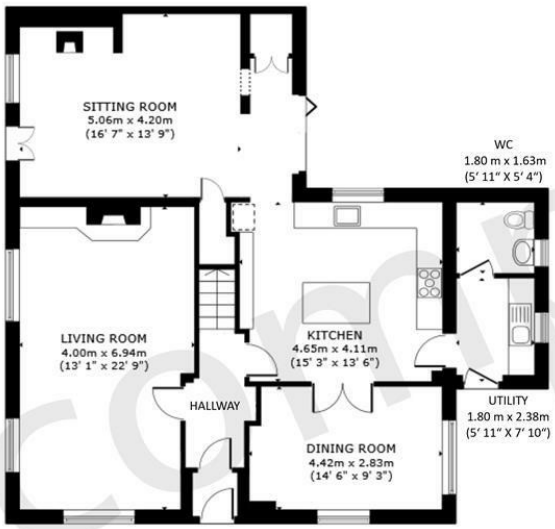
stable suitable for multiple purposes.

Side Garden
Good size patio area with rustic sleepers retaining planting areas. There is a picket gate through to the rear garden, also a pergola with planting.

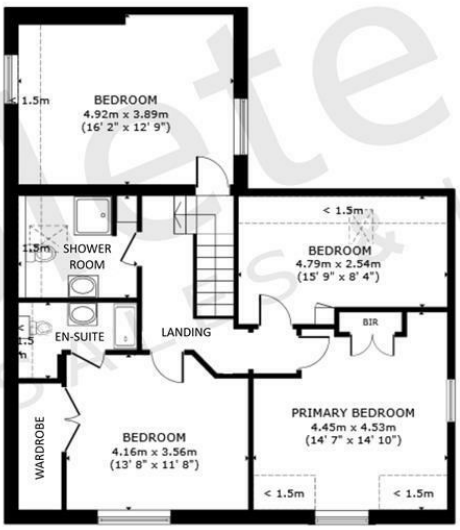
Front Garden & Drive
Two timber gates lead into the property which has a tarmac drive with a block border for parking 3-4 cars. There is a large area of lawn with some planting, a timber fence to the front with planting, a hedgerow and a small tree. Fencing and a gate lead through to the side garden and front door.

Location
Located in the tranquil conservation area of the village of Offchurch, which is a very charming village located approx. 3 miles South-East from Leamington Spa. The award-winning Stag Inn is popular for dining and just a short walk away, just in Hunningham is the Red Lion Inn. Locally there is a village hall and the active St Gregory`s church and a couple of minutes' walk from the house, is Offchurch Greenway which is an extensive network of footpaths for walking or cycling that can also take you into Leamington Spa. Clubs exist for cricket, tennis, netball, croquet, gardening, book club (mobile library every 3 weeks) and is close to National Cycle network no. 41.

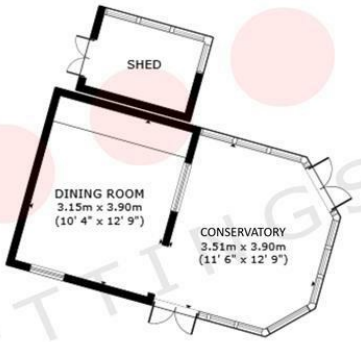
There is an excellent choice of both state and independent schools located nearby in Leamington Spa, which is just a five-minute journey and here you will find an array of amenities, excellent shops and restaurants. Coventry is also very close where there is a mainline station offering a frequent service into London Euston of one hour. Major roads and motorways are very conveniently accessed for journeys to lovely local destinations such as Stratford upon Avon, Warwick and Kenilworth. Birmingham International Airport is only half an hour from the house.

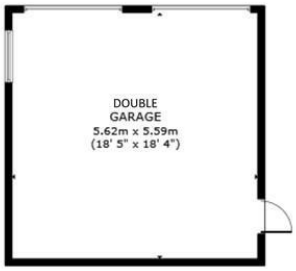


GROUND FLOOR



FIRST FLOOR



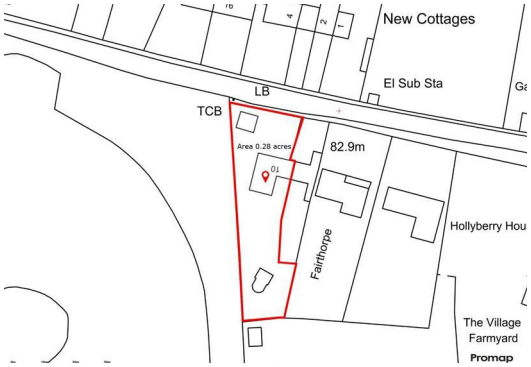


complete SALES & LETTINGS

GROSS INTERNAL AREA
GROUND FLOOR 131.0 m² (1,410 sq.ft.) FLOOR 1 82.7 m² (890 sq.ft.)
EXCLUDED AREAS : GARAGE 31.6 m² (340 sq.ft.) SHED 4.0 m² (44 sq.ft.) REDUCED HEADROOM 9.1 m² (98 sq.ft.)
TOTAL : 213.6 m² (2,299 sq.ft.)

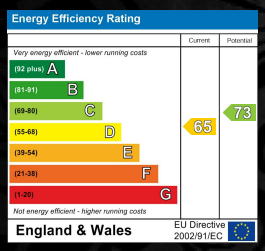
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

- Character Cottage Dating Back To 1851
- Original Village Post Office
- Two Bathrooms, Utility & Guest WC
- Stylish Breakfast Kitchen
- Multi-Use Outbuilding & Detached Double Garage
- Extended In 2002
- Four Double Bedrooms
- Three Reception Rooms
- Stunning South Facing Garden (0.28 Acres Plot)
- Tranquil Village Just South East Of Leamington



VILLAGE STREET, LEAMINGTON SPA

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



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

complete SALES & LETTINGS