



**Connells**

Wisteria Cottage  
Warwick



## Property Description

Wisteria Cottage enjoys a prime position in the heart of a highly sought-after and peaceful South Warwickshire village. This charming detached home is complemented by beautifully maintained cottage gardens and benefits from double glazing and oil-fired central heating.

Inside, the property is rich in character, showcasing delightful features such as exposed beams, an ornamental fireplace, quarry tile flooring, and an attractive exposed pine staircase.

## Introduction

Ashorne is a conveniently located South Warwickshire village lying close to its neighbouring village of Moreton Morrell and around 4.5 miles from Warwick. The larger well established villages of Wellesbourne and Kineton are a short distance away offering a wide range of facilities including Post Office, local shops, supermarkets, restaurants and primary school. The nearby towns Stratford-upon-Avon, Leamington Spa, and Warwick offer a wider range of recreation, shopping and private and state education facilities.

## Entrance Hall

Accessed via the front elevation of this desirable residence, featuring a quarry-tiled floor, useful understairs storage cupboard, staircase rising to the first floor, and internal

doors leading to the kitchen and lounge.

## Lounge

15' 11" x 11' ( 4.85m x 3.35m )

A spacious and characterful reception room enjoying a double-aspect outlook to the front and side elevations of this attractive property, featuring a charming fireplace with slate hearth and mantle, radiator, and exposed ceiling beams.

## Kitchen

10' 11" x 10' 5" ( 3.33m x 3.17m )

Fitted with matching wall and base units complemented by granite effect worktops to three walls, incorporating an inset stainless steel single bowl sink and drainer with mixer tap. Appliances include a four ring electric hob with integrated oven beneath and extractor hood above. There is space and plumbing for a washing machine, along with a recess for a fridge freezer. Finished with a quarry tiled floor and enjoying an outlook to the front elevation.

## Shower Room

Elegantly appointed with WC, wash hand basin set within a vanity unit providing useful storage, and a corner shower cubicle with glazed sliding doors and an electric shower. Additional features include a contemporary towel radiator and an obscure glazed window to the front elevation, ensuring both light and privacy.

## Dining Room

Beautifully presented, light filled dining space enhanced by exposed ceiling beams and a stylish radiator, enjoying an elegant double aspect outlook to the front and side elevations. Bi fold doors provide a seamless connection to the garden, creating an inviting setting for both everyday dining and entertaining.

## First Floor

### Landing

#### Bedroom One

10' 11" x 10' 2" ( 3.33m x 3.10m )

A well proportioned double bedroom with a window to the front elevation, radiator, and a built in wardrobe complete with internal lighting. A door provides direct access to the en suite.

#### En-Suite Shower Room

Appointed with an enclosed shower cubicle with glazed doors, a wall mounted wash hand basin, and WC, complemented by an extractor fan for ventilation.

#### Bedroom Two

9' x 8' ( 2.74m x 2.44m )

Having window to the front elevation, radiator and airing cupboard with electric heater.

#### Bedroom Three

10' 11" x 10' 2" ( 3.33m x 3.10m )

Another good sized bedroom having window to the front elevation and radiator.

### Outside

## Gardens

The gardens extend to the front and side of the property and have been carefully tended and thoughtfully planted. They create a charming cottage-style setting, with manicured lawns, colourful flowerbeds, neat box hedging, and paved pathways. Additionally there is outside lighting and water supply. A gate to a pathway from the street.

## Parking

A private driveway offers convenient off-road parking and leads to a timber-built shed, providing useful storage space.

## Council Tax

Local Authority: Stratford District Council

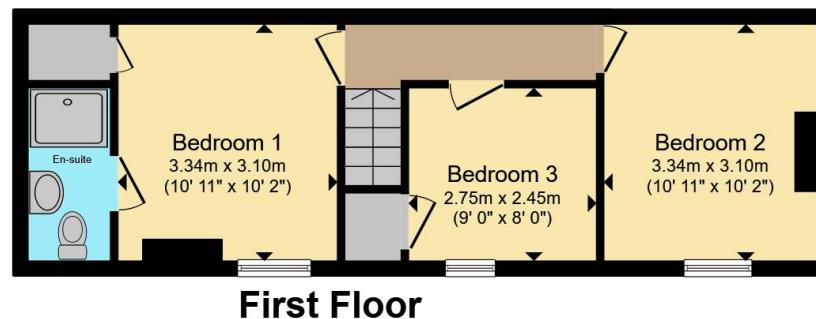
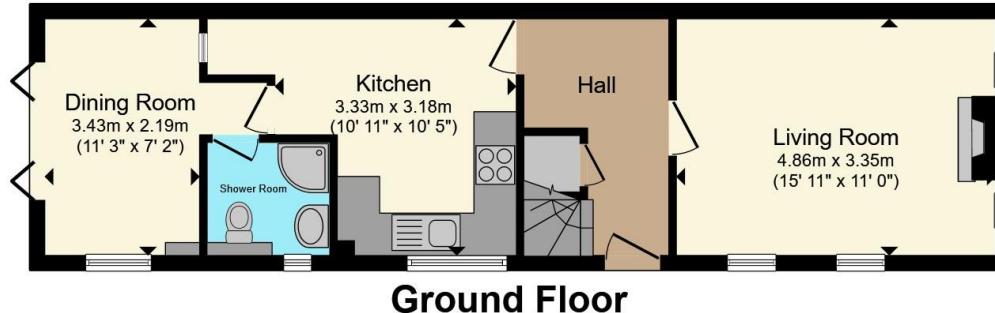
## Viewings

Strictly by prior appointment via the selling agent.









Total floor area 82.1 m<sup>2</sup> (884 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Bridge Street  
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EPC Rating: E    Council Tax  
 Band: D

Tenure: Freehold

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Property Ref: WBE104037 - 0003