



Charlecote, Warwick

Guide Price **£500,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Charlecote

Warwick

Nestled in the heart of the highly sought-after village of Charlecote, this charming four-bedroom semi-detached Victorian cottage presents a rare opportunity to acquire a characterful home in an idyllic countryside setting. Occupying a plot of approximately 0.2 acres, the property enjoys generous mature gardens, ample parking, a detached garage, and exciting potential for extension or further enhancement, subject to the necessary planning permissions.

The accommodation is full of warmth and character throughout, featuring a welcoming dual-aspect living room with exposed brick fireplace and wood-burning stove, a separate dining room with fitted storage, and a well-appointed kitchen with a range of fitted units and adjoining rear porch/utility space.

To the first floor are four bedrooms, with three double bedrooms and a fourth single/study. All enjoying pleasant countryside outlooks, together with a family bathroom and useful landing/study area. Two of the double bedrooms enjoy dual aspect views, allowing plenty of natural light into the property.

Externally, the property benefits from a gravel driveway providing parking for several vehicles and access to a detached timber garage. The attractive gardens surround the property and include established trees, lawned areas, a gravelled courtyard, lean-to store, and garden shed, creating a peaceful and private outdoor environment.

Charlecote is one of Warwickshire's most picturesque and sought-after villages, best known for the magnificent Charlecote Park, a historic





Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

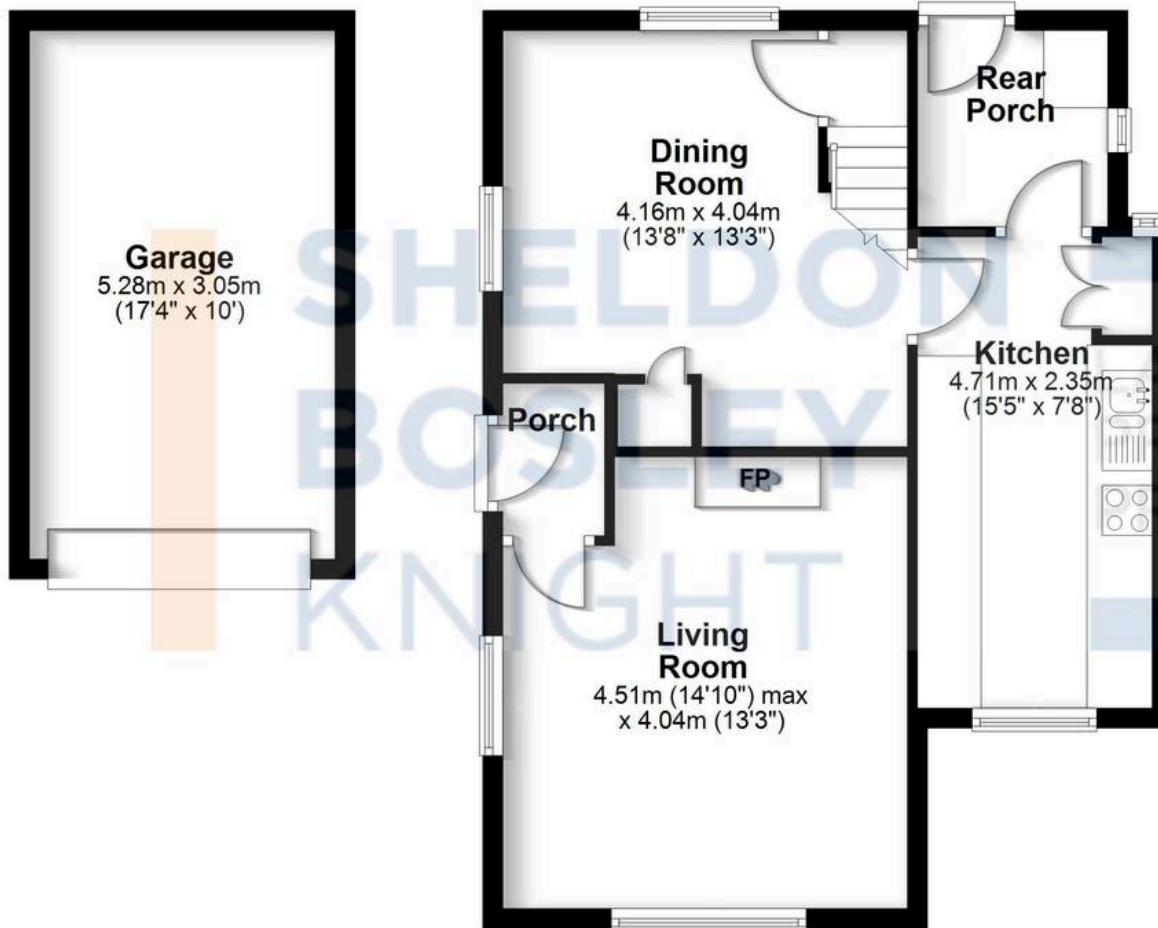
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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



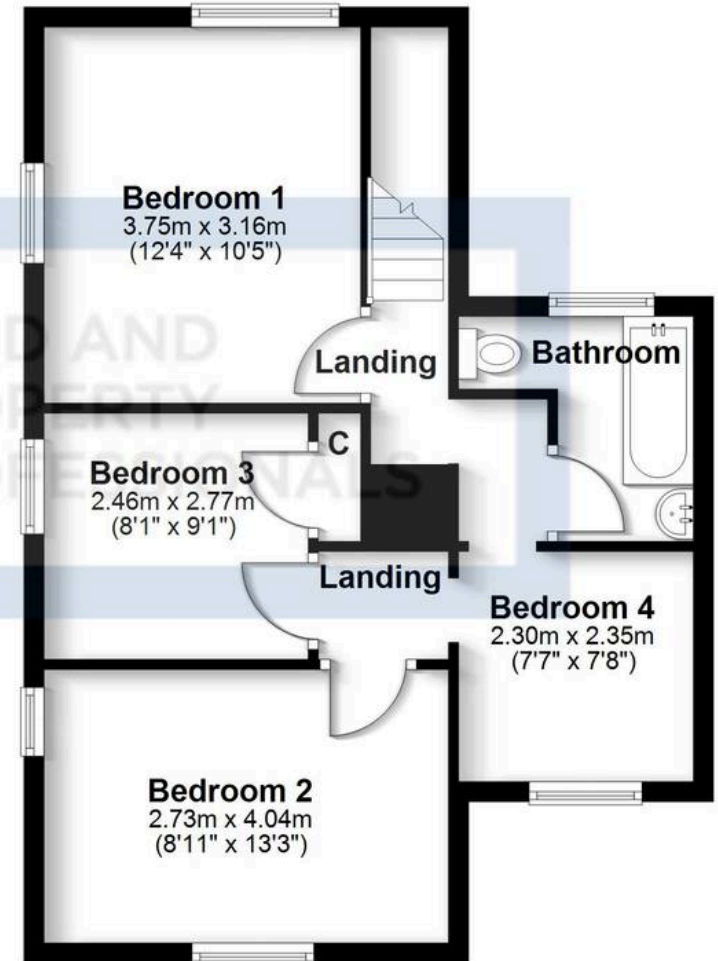
Ground Floor

Approx. 67.6 sq. metres (727.2 sq. feet)



First Floor

Approx. 48.3 sq. metres (519.8 sq. feet)



Total area: approx. 115.9 sq. metres (1247.1 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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