



Connells

Ivy Cottage School Lane
Beausale Warwick

Ivy Cottage School Lane Beausale Warwick CV35 7NW

for sale offers in excess of
£510,000



Property Description

This stunning home offers a wealth of natural light and living space, as well as a beautiful rear garden. This property comes with off road parking and a garage.

The charming property comprises, study - ideal for any remote workers, a lounge with a fireplace for cosy evenings, dining room and a kitchen breakfast will ample storage. There are three light and airy double bedrooms and a four piece family bathroom.

School Lane is ideally located in the desirable village of Beausale, Warwick. The location is perfect for scenic walks, local shops and amenities, and accessing local towns including Warwick, Balsall Common and Kenilworth. Beausale is continently located for travel links such as M40, train stations and links to nearby towns.

The property is approximately a 15 minute drive into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

Study

7' 9" x 6' 11" (2.36m x 2.11m)

Window to side, laminate flooring and boiler.

Lounge

12' x 11' 2" (3.66m x 3.40m)

Window to front, fireplace and carpeted flooring.

Dining Room

15' 5" x 11' 2" (4.70m x 3.40m)

Log burner, laminate flooring and store cupboard.

Kitchen

11' 11" x 11' 5" (3.63m x 3.48m)

Fitted with a range wall and base units with work surface over, space for washing machine, dishwasher and fridge freezer. Built in oven, spotlights, tiled flooring, window to front and French doors to rear.

Sun Room

13' x 6' 7" (3.96m x 2.01m)

Patio, door to side.

Landing

Loft hatch, carpeted flooring and airing cupboard.

Bedroom One

12' x 11' 7" (3.66m x 3.53m)

Dual aspect windows, basin with storage, carpeted flooring and loft hatch.

Bedroom Two

12' x 11' 1" (3.66m x 3.38m)

Window to rear, wooden flooring and fireplace.

Bedroom Three

11' 2" x 8' 2" (3.40m x 2.49m)

Window to front, fireplace, wardrobes and carpeted flooring.

Bathroom

Shower, bath, wash hand basin with storage, chrome towel rail, spotlights and vinyl flooring. Window to rear.

Front

Mainly laid to lawn with mature shrubs and tree.

Rear Garden

Mainly laid to lawn with bedding areas, side access, brick shed, patio, green house and seating area.

Parking

Driveway for 2-3 cars.

Garage

21' 5" x 12' 4" (6.53m x 3.76m)

Garage with loft space, power and light. Side door and window to rear.







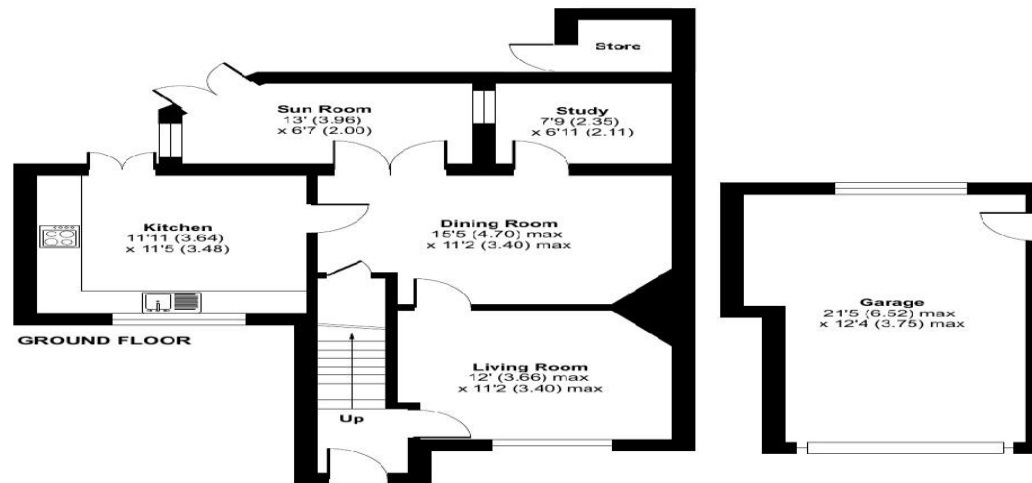
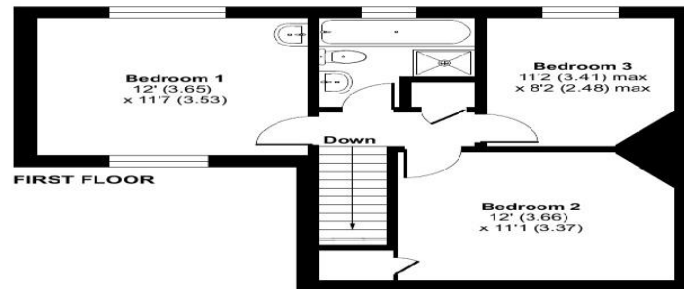
School Lane, Beausale, Warwick, CV35

Approximate Area = 1171 sq ft / 108.7 sq m

Garage = 242 sq ft / 22.4 sq m

Total = 1413 sq ft / 131.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1415121

To view this property please contact Connells on

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14 High Street
WARWICK CV34 4AP

EPC Rating: E Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107592



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