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The Green
Churchover CV23 0EP

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Gillan Cottage represents a wonderful opportunity to acquire a spacious and characterful three-bedroom home, occupying an impressive plot of approximately 0.32 acres in the highly desirable village of Churchover. Offering an excellent combination of generous accommodation, substantial gardens and a semi-rural setting, this is a home that should appeal particularly well to families and buyers looking for a little more space both inside and out.

The property provides approximately 1,394 sq ft of accommodation, with the ground floor offering an especially versatile arrangement of living spaces. On entering the property, the hallway provides access to a useful ground-floor WC and separate utility room, before leading through to the principal accommodation.

At the heart of the home is the kitchen, a particularly generous space with plenty of scope for everyday family living and entertaining. This connects naturally with the remainder of the ground-floor accommodation, where buyers are spoilt for choice when it comes to reception space.

The large living room provides an excellent main reception area, while a separate

One of the property's most impressive attributes is undoubtedly its setting. Gillan Cottage sits within approximately 0.32 acres, providing a fantastic amount of outside space and giving the home a genuine sense of privacy and openness. The substantial plot is ideal for those who enjoy gardening, outdoor entertaining or simply want plenty of room for children and family life.

The size of the plot, combined with the property's existing footprint, may also offer exciting potential for a purchaser looking to further enhance or adapt the home over time, subject of course to any necessary planning permissions and consents.

For buyers searching for village life without feeling isolated, Gillan Cottage is an extremely appealing proposition. Spacious, versatile and occupying a fabulous plot in a lovely semi-rural position, this is a property where the setting and lifestyle are every bit as important as the house itself.

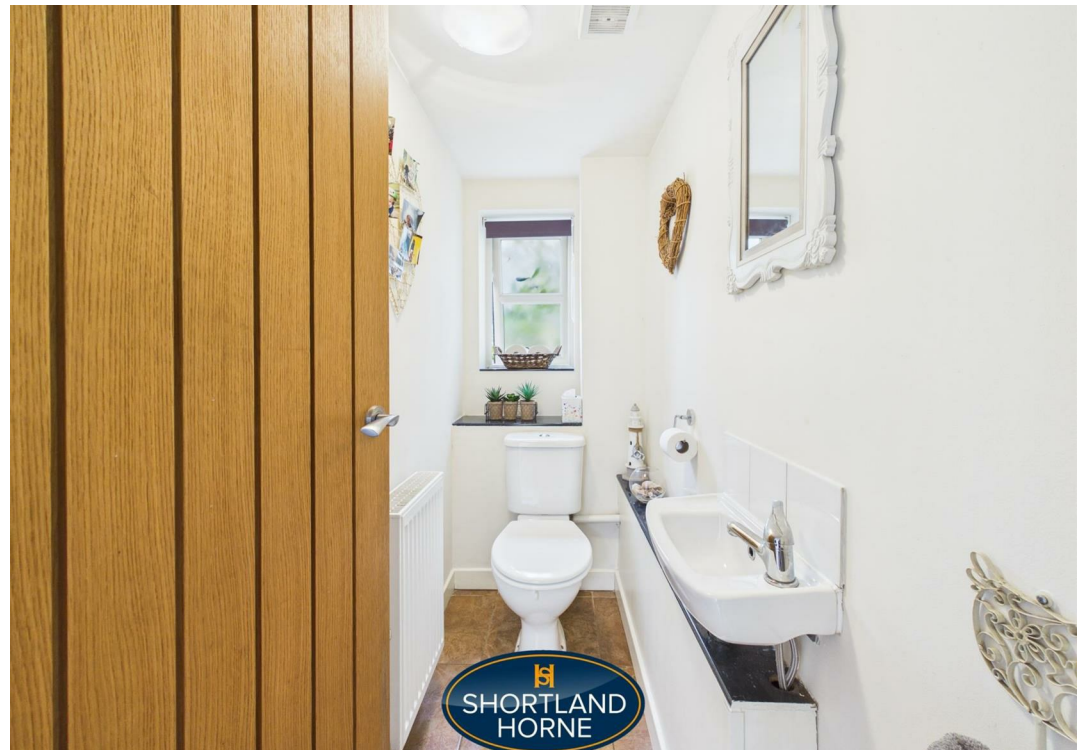
Gillan Cottage enjoys an attractive position on The Green in Churchover, a charming Warwickshire village offering an excellent semi-rural lifestyle while remaining conveniently placed for Rugby and the surrounding road and transport network.

Churchover is particularly appealing to those looking to escape the busier pace of town and city living, with its village atmosphere, surrounding countryside and network of rural lanes and walks providing a wonderful setting for everyday life. The position is ideal for buyers wanting the feeling of living in the countryside without sacrificing access to schools, shopping, employment centres and transport connections.

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Dimensions

GROUND FLOOR

Entrance Hallway

3.23m x 1.12m

W/C

0.97m x 1.96m

Utility Room

2.16m x 2.24m

Kitchen

2.41m x 7.92m

Living Room

3.63m x 5.99m

Dining Room/Office

3.61m x 4.09m

Family Room

3.56m x 3.94m

FIRST FLOOR

Landing

3.00m x 1.52m

Bedroom One

3.53m x 4.06m

Bedroom Two

3.07m x 3.53m

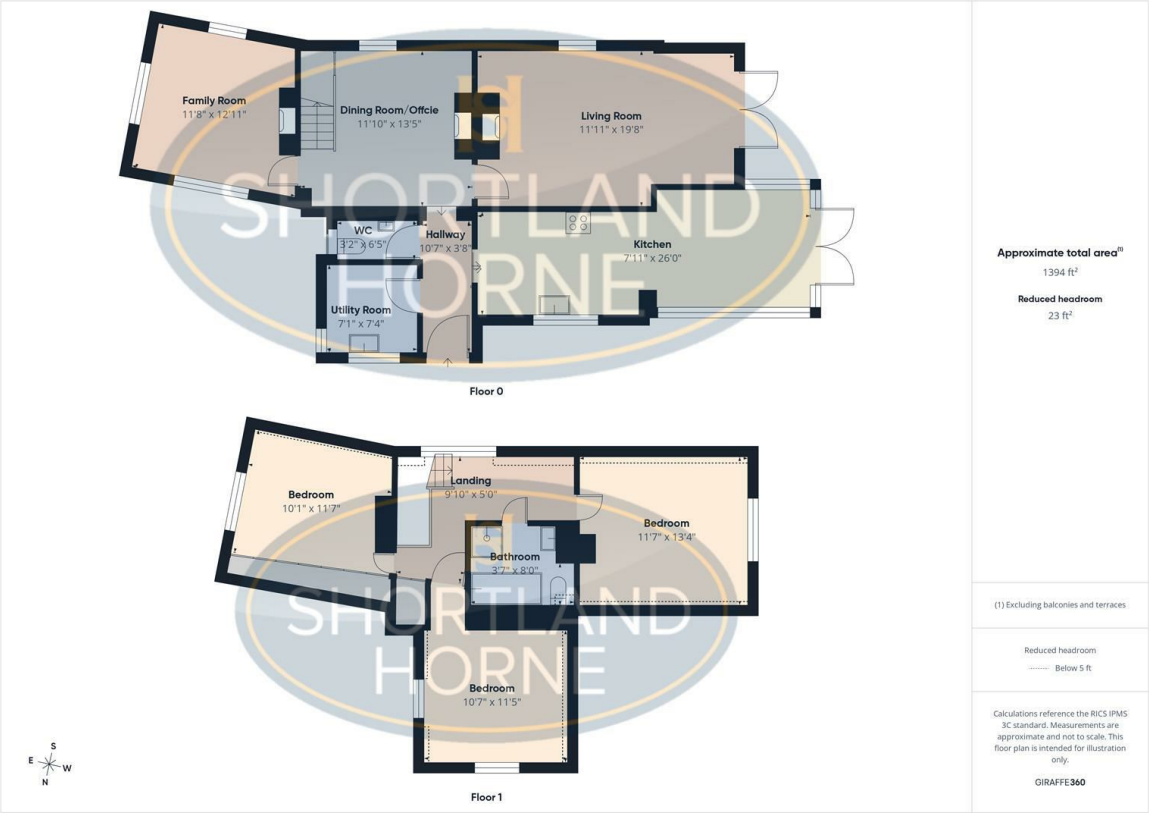
Bedroom Three

3.23m x 3.48m

Bathroom

1.09m x 2.44m

Floor Plan



Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

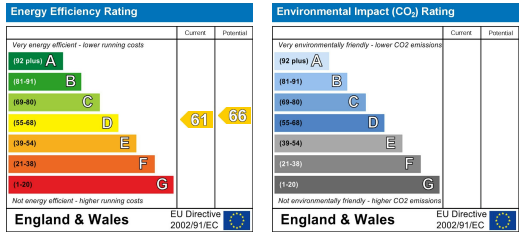
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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