



## 4 Works Cottages, Ladbroke Road

Leamington Spa **CV47 2FG**

Offers Over £575,000

# 4 Works Cottages, Bishops Itchington

A RARE OPPORTUNITY TO PURCHASE A THREE/FOUR BEDROOMED DOUBLE-FRONTED COTTAGE WITH PRIVATE WOODLAND WHICH ENJOYS A RIVER FRONTAGE. Having been substantially extended and refurbished with painstaking attention to detail and quality of materials, 4 Works Cottages presents an exceptionally rare opportunity to purchase a late Victorian/Edwardian cottage, being beautifully presented and to be sold with approximately 2.5 acres of private woodland, the woodland enjoying a river frontage. Approached over a lengthy shared unadopted track and positioned alongside three neighbouring cottages in a unique secluded setting, notable features of the accommodation include a stunning oak balcony off the master bedroom with a terrace below. Overall 4 Works Cottages is a very special and characterful home in an equally special setting.

## LOCATION

Bishops Itchington is a thriving village located around 2½ miles from the neighbouring village of Harbury, 3 miles from the market town of Southam and around 7 miles south-east of Leamington Spa. Amenities within the village include a primary school and popular public house, The Butcher's Arms, whilst also being well placed for access to Midland motorway network, notably the M40 and the Jaguar Land Rover and Aston Martin installations at nearby Gaydon. There are regular commuter rail links available from a number of locations including Leamington Spa and Banbury.

## ON THE GROUND FLOOR

### DOUBLE PORCH ENTRANCE

With twin doors giving access, quarry tiled floor, reclaimed wall panelling and access to:-

### INNER ENTRANCE VESTIBULE

With staircase off ascending to the first floor, quarry tiled floor and oak hand made doors which are replicated throughout the house giving access from either side of the vestibule to:-

### SITTING ROOM

7.42m x 4.78m (24'4" x 15'8")

Having Yorkshire stone flagged flooring throughout, bespoke bi-fold doors opening onto the side terrace, handmade windows to front and rear elevations, stylish Morso wood burner standing on a stone plinth, cast iron Victorian style radiators to either end of the room, together with period style wall lights and light switches.

### KITCHEN/DINING ROOM

7.42m x 4.98m max / 3.99m min (24'4" x 16'4" max / 13'1" min)

Forming a delightful kitchen, dining and social space. The kitchen area being equipped with handmade units comprising undermounted Belfast sink with solid wood worktops/drainers, cupboards and drawers below and surface mounted brass

taps, worktop with space and plumbing below for automatic washing machine and one further appliance, Heritage oil fired stove/range with twin hotplates, twin ovens and also powering the oil fired central heating system, quarry tiled flooring throughout the kitchen, dining and family areas, door to shelved understairs storage cupboard/pantry, handmade windows to front and rear together with cast iron Victorian style radiator, television aerial connection, exposed ceiling timbers and stable door giving access to the rear garden.

## ON THE FIRST FLOOR

### LANDING

With access trap to the fully boarded roof space with electric light. Handmade oak doors radiating to the following accommodation:-

### MASTER BEDROOM

7.42m x 4.83m (24'4" x 15'10")

Which could potentially be split to form two separate bedrooms with the master bedroom vertically replicating the sitting room below and being a superbly spacious room with lovely views from the front of the cottage towards the private woodland and River Itchin, exposed painted floor timbers, handmade windows to front and rear elevations, cast iron Victorian style radiators to either end of the room, reproduction light fittings, bespoke double doors opening onto the balcony and further oak door to:-

### EN SUITE SHOWER

Accessed by a folding glazed door and being fully ceramic tiled internally in wood grain effect tiles and with inset ceiling downlighters, fitted dual head Grohe shower unit, integrated extractor and illuminated recess.

### BALCONY

Forming a stunning addition to the side of the property with oak balustrading and gabled oak roof over and affording an outlook over the side garden area.

### BEDROOM TWO (FRONT)

3.96m x 3.71m (12'11" x 12'2")

Having fitted double wardrobe, handmade window, exposed painted floor timbers and cast iron Victorian style radiator.

### BEDROOM THREE (REAR)

3.63m x 2.59m max (11'10" x 8'5" max)

With handmade window, exposed painted floor timbers and cast iron Victorian style radiator.

### BATHROOM

2.67m x 2.26m (8'9" x 7'4")

Being beautifully appointed following the period theme from the rest of the cottage and having Victorian roll-top bath with mixer tap and shower attachment, Victorian wall mounted wash hand basin with tiled splashback, high flush WC by Thomas Crapper and Company, lovely stained glass leaded window, exposed painted floor timbers, cast iron Victorian style radiator and oak door to airing cupboard housing the pressurised hot water system.

## OUTSIDE

### FRONT

Lawned foregarden with lawn areas to either side of a winding blue brick paved pathway set with lavender to either side. To the left hand side of the garden there is a gravelled parking bay and to the right a gravelled driveway with further area of lawn garden extending to the right of the drive set with various trees including Silver Birch and an attractive shaped and stocked border. The driveway affords ample parking space for several vehicles. In addition, direct access is gained from the driveway to:-

### OPEN FRONTED GARAGE/WORKSHOP

Again being thoughtfully constructed, principally in oak, with slate roof and providing covered parking space for one vehicle alongside of which is a separate and highly useful workshop having electric light and power and window to front.

## Features

Beautifully Refurbished Cottage

Substantially Extended

Fabulous Lounge

Dining Kitchen

Three Bedrooms

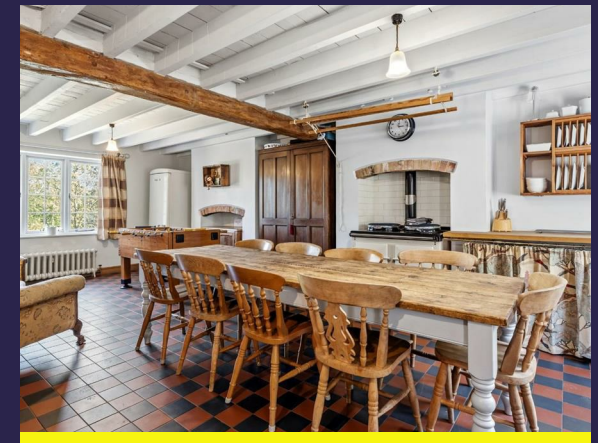
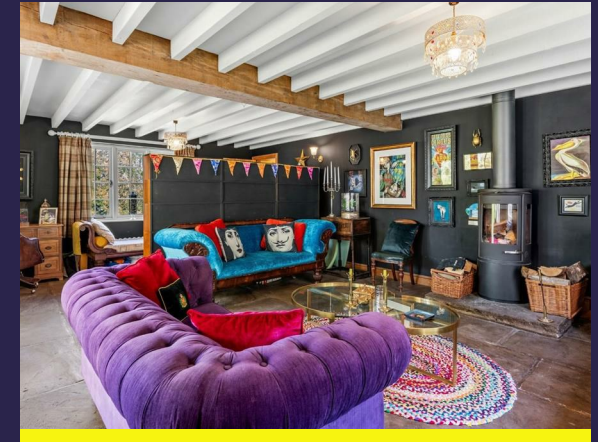
Period Style Bathroom

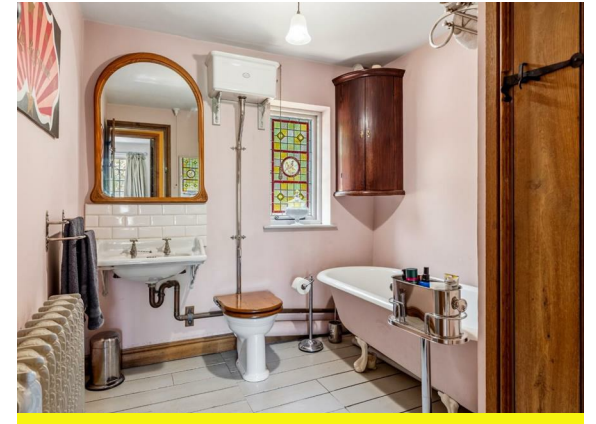
Parking and Garage

Gardens

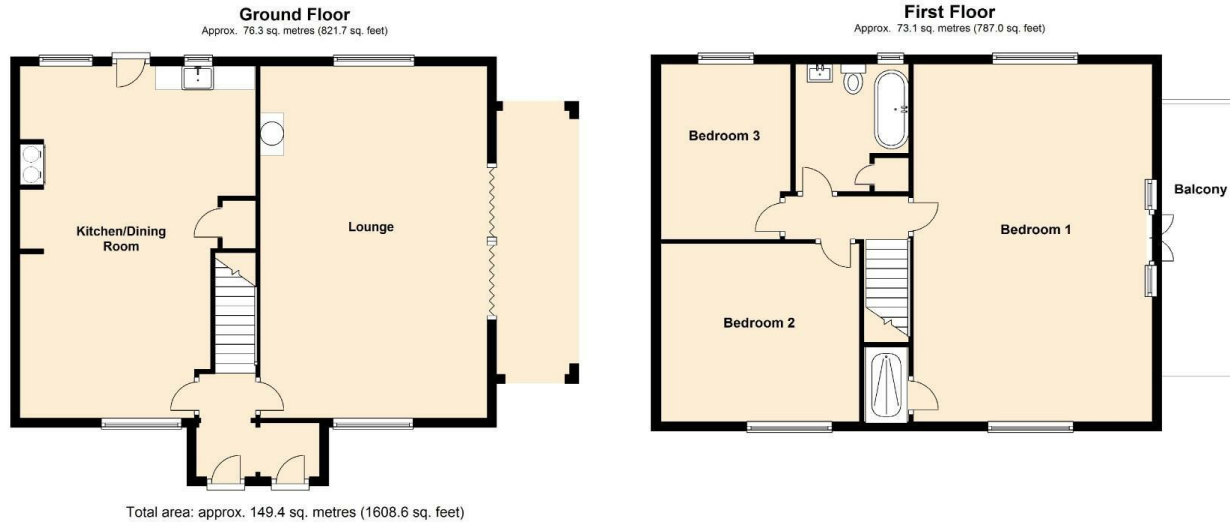
Circa 2.5 Acres of Private Woodland  
With River Frontage

Unique Secluded Location





# Floorplan



## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band B - Stratford District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Contact us

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## Visit us

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