

Peter Clarke

IN ASSOCIATION WITH

Winkworth



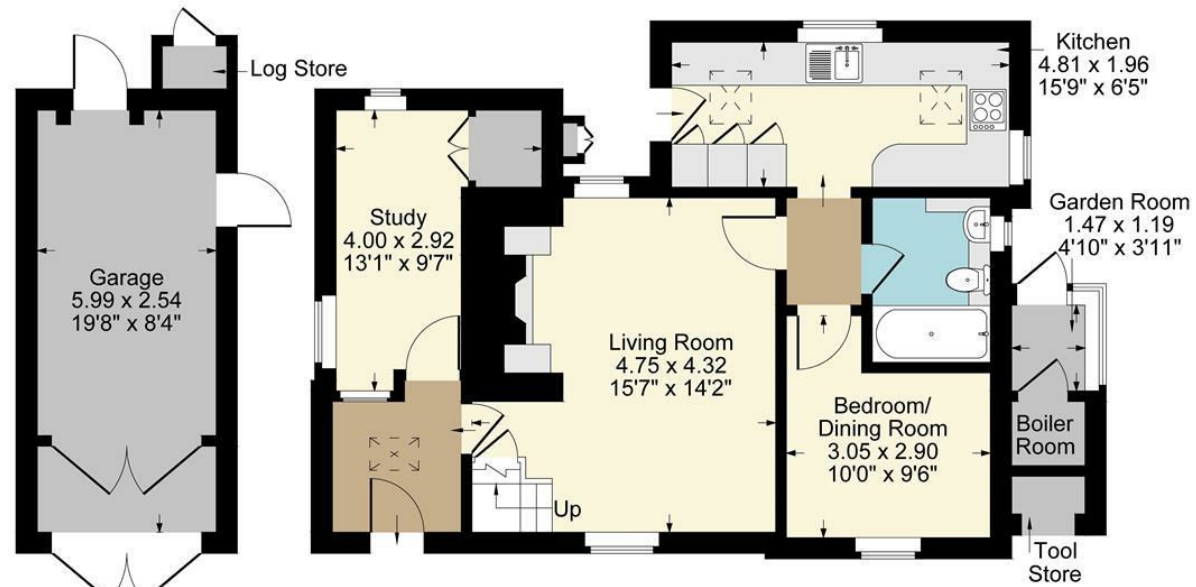
Hornby Cottage, High Street, Welford on Avon, Warwickshire, CV37 8EF

### Hornby Cottage, Welford on Avon

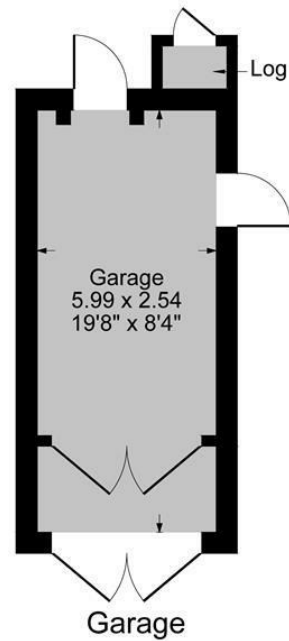
Approximate Gross Internal Area  
 Ground Floor = 58.67 sq m / 632 sq ft  
 First Floor = 32.33 sq m / 348 sq ft  
 Garage = 15.22 sq m / 164 sq ft  
 Outbuilding = 3.64 sq m / 39 sq ft  
 Total Area = 109.86 sq m / 1183 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



First Floor



Ground Floor



Garage

- Prominent village centre cottage
- Many character features
- Ideal holiday let/second home
- Very attractive cottage-style gardens
- Sitting room with inglenook
- Refitted kitchen, dining room, ground floor bedroom/study
- Main bedroom with dressing room/occasional bedroom
- Off road parking and garage



Asking Price £525,000

A charming detached Grade II listed thatched cottage situated in the village centre. The property would also make a wonderful holiday let or second home and benefits from many character features, with parking, garage and glorious very attractive cottage-style gardens and beautifully presented accommodation.

### ACCOMMODATION

Front door leads to

### ENTRANCE HALL

with roof window, oak floor.

### BEDROOM/STUDY

with oak floor, large storage cupboard.

### SITTING ROOM

with flagstone floor, under floor heating, dual aspect, inglenook fireplace with wood burning stove.

### INNER HALL

with flagstone floor, under floor heating

### BATHROOM

with wc, wash basin and bath with shower over, range of fitted cupboards.

### DINING ROOM

with flagstone floor, under floor heating.

### KITCHEN

with range of cupboards and work surface, Belfast sink, built in fridge, freezer, dishwasher and washing machine, electric Aga, two roof windows, display cabinets.

### BEDROOM ONE

### DRESSING ROOM/OCCASIONAL BEDROOM

with large range of fitted wardrobes and drawers.

### OUTSIDE

To the front there is double gated entrance to stone gravelled off road parking. Access to Garage which is of brick and pitched tiled roof construction with double doors to front. Cottage style gardens to front with planted borders, gated access to side leading to rear garden where there are paved pathways, lawn, evergreen shrub and perennial planted borders. Summerhouse, shed, greenhouse and covered rear porch, two patio seating areas, pond, store area and boiler room, raised beds and oil tank.







## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil heating to radiators.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** E. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.





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