



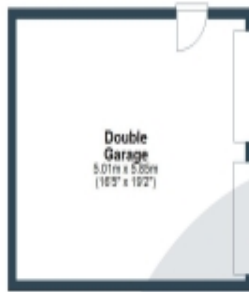
, Loxley, Warwick, CV35 9JS

Offers In Excess Of £1,200,000



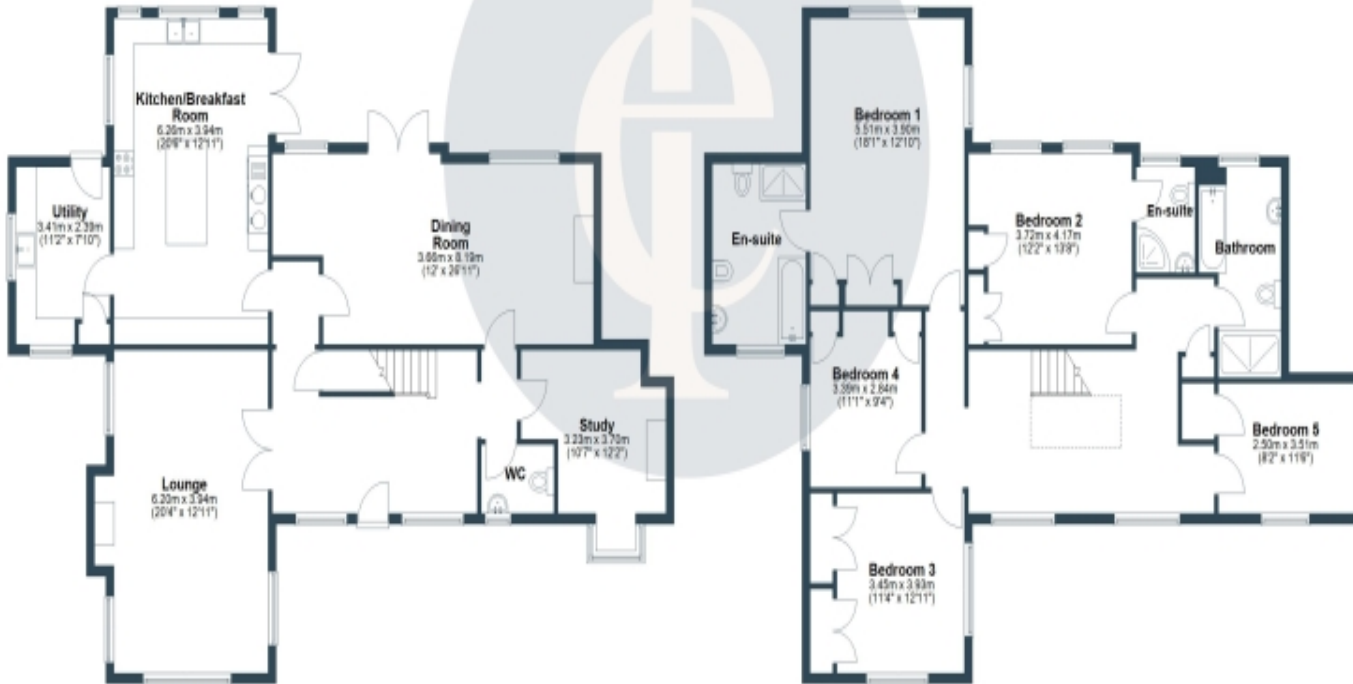
Ground Floor

Main area: approx. 123.7 sq. metres (1031.6 sq. feet)
Permitted area: 21.4 sq. metres (233.3 sq. feet)



First Floor

Approx. 117.5 sq. metres (1262.2 sq. feet)



Main area: Approx. 241.3 sq. metres (2596.9 sq. feet)
Permitted area: 29.4 sq. metres (318.3 sq. feet)

The Cottage on the Hill is a stunning double-fronted residence positioned just as described on a hill, inviting panoramic views within the pretty village of Loxley, just three miles from Stratford-upon-Avon town centre. The village has a thriving community and has one of the oldest churches in England, as well as a fine public house, The Fox Inn, well worth a visit! There is a primary school and, in addition to the lovely walks in the area, there is a recreation ground and playing fields. Stratford-upon-Avon is internationally known as the birthplace of William Shakespeare and home to the recently refurbished world-famous Royal Shakespeare Theatre. In addition to other historic properties, the town offers a choice of shopping as well as a wide range of restaurants, inns, coffee houses, excellent schools, and first-class sporting and recreational amenities. Transport communications are excellent with easy access to London and Birmingham by motorway network, with M40 junctions 13 and 15 about 6 miles away, as well as Warwick Parkway Railway Station. Warwick, Leamington Spa and Banbury are all within easy reach.

The current owners proudly present their home to an exquisite standard and immaculate finish. It is believed that the property dates back to the 19th century as a small cottage, which is now unrecognisable, standing as a thoughtfully extended five-bedroom detached residence. This family home offers a perfect blend of convenience and comfort, old and new, with its mixture of clean lines and rich and neutral tones.

You will instantly fall in love with this beautiful elevated private spot, with its double fronted accommodation that is in drenched natural light with most rooms enjoying a dual or even triple aspect. The owners have lovingly improved their home since purchasing it 12 years ago. We believe any owner would be lucky to acquire such an impressive home inside and out.

The property is approached via a tarmac sloping driveway offering access to the detached double garage with electric up and over doors as well as a side door and allowing ample parking for 4-6 vehicles. The front garden is planted with colourful flowers and plants, together with small trees, creating a pleasing kerbside appeal.

The warm entrance allows access to both the ground-floor accommodation and the first-floor gallery landing. There are many little touches to be noted on arrival, of which the latch timber doors, the oil-fired Aga, and the stylish fittings are just a few.

Positioned on the left of the hallway, accessed via double opening timber doors, is the spacious sitting room with an abundance of windows and a focal point of a log burner, ready for the cosy nights and a film. The study is positioned on the right-hand side of the property with a deep sill window. Offering a dual entrance is the dining room, an imposing, beautiful room with views over the garden and with French doors opening onto the patio. Boasting a fireplace with period tiles and a decorative surround.

The breakfast kitchen is the jewel in the crown with a range of two-tone handmade fitted traditional wall and base units, including a double Belfast sink, Caesarstone work surfaces and a central island with storage underneath. Integrated are the Aga, 2 electric eye-level ovens, oven/microwave, and a warming drawer. Further fitted are the tall fridge, tall freezer and dishwasher. French windows open onto the rear patio.

Accessed directly from the kitchen is the utility room with a further range of fitted units, a Belfast sink and space for washing machine and tumble dryer. A stable door opens onto the rear garden. Completing the ground floor is the cloakroom/WC.

Upstairs has an impressive range of five bedrooms and three bathrooms, lending itself to a growing family and as many guests as you wish to visit. The master bedroom overlooks the rear garden and open countryside. Enjoying a range of built in wardrobes and a five-piece quality bathroom suite, including a low-level WC, wash hand basin and a handmade vanity unit, bath, shower cubicle, and bidet, and with a heated towel rail. Bedroom two also boasts views over the rear garden with a range of built in wardrobes and an en-suite shower room with heated towel rail. The further three bedrooms are all of a generous proportion and have access to the main family bathroom that is of a boutique hotel style with a low level WC, oversized wash hand basin, double tray shower, bath and heated towel rail.

The gardens are a particular feature of this home and wrap around the house with well tended colourful floral and herbaceous borders, water feature, patio and terrace creating an al fresco dining area. Manicured lawns are enclosed by fencing abutting open fields.

As mentioned, the front offers ample parking behind double-opening gates, a detached double garage, a garden shed, and a bin storage area.

Viewing is an absolute must, and we encourage you to book your viewing sooner rather than later

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

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