



**VAUGHANREYNOLDS**  
ESTATE AGENTS

The White Cottage  
Wolverton Fields, Norton Lindsey, CV35 8JN





## The Property

Nestled in the heart of the sought-after village of Norton Lindsey, The White Cottage stands within a generous 0.37-acre plot, enjoying uninterrupted rural views to both the front and rear. This traditional detached home offers an enticing blend of charm, space, and possibility—perfect for buyers seeking either a rewarding modernisation project or the chance to design and build their dream home in an idyllic setting.

At present, the property provides approximately 1,644 sq ft of versatile accommodation arranged over two floors. While the house would now benefit from updating, it offers a spacious and flexible footprint. The ground floor includes a side entrance into a fitted kitchen, a generous sitting room, an inner hallway, a WC/shower room, a sizable lounge and an adjoining family room—ideal for everyday living or entertaining. Upstairs, a central landing leads to three bedrooms and a family bathroom.

Outside, the property continues to impress. A useful store, gardener's WC and attached single garage provide practical space, while a generous driveway offers ample parking. The front garden is lawned and welcoming, and the extensive rear garden enjoys open country views—an exceptional canvas for landscaping, relaxing or entertaining.











For buyers with grander ambitions, full planning permission has been granted (Ref: 14/00735/FUL) for the demolition of the existing dwelling and the construction of a new architect-designed home of approximately 2,927 sq ft, complete with an attached double garage. This approved scheme offers the chance to realise a modern, high-specification home perfectly tailored to modern lifestyles—yet still rooted in the character and community feel of this thriving village.

Whether modernised or completely reimaged, The White Cottage promises a truly exceptional turnkey home in one of the area's most coveted village locations.

### The Location

Norton Lindsey has a well-regarded junior and infant school, community pub and small shop, church, village hall, playground and sports field with a cricket pitch and football pitch, both of which are in regular use by village teams, and a range of social clubs. It is particularly well-located for access to the M40 motorway, 3.4 miles to junction 15 and 3.8 miles to Warwick Parkway station, which has a 1 hr 30 mins service to London several times an hour and 20 minutes to Birmingham. Stratford-upon-Avon is 7.5 miles away. The National Exhibition Centre, Birmingham International Airport and International Railway Station are also within 30 minutes' driving distance.



front elevation





3



3



2



0.37 acre(s)





**Ground Floor**  
Approx. 94.7 sq. metres (1019.0 sq. feet)



**First Floor**  
Approx. 54.5 sq. metres (586.3 sq. feet)



Total area: approx. 149.1 sq. metres (1605.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details 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 make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

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

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water, electricity and drainage are connected to the property. Oil fired central heating.

Local Authority: Stratford-upon-Avon District Council Tax Band F.

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