



Connells

Content Ashorne Road
Ashorne Warwick

Content Ashorne Road Ashorne Warwick CV35 9DR

for sale
£400,000



Property Description

Content Cottage is a charming detached period home bursting with character, offering a rare opportunity to acquire a property that seamlessly combines cottage charm with comfortable modern living. From the attractive brick elevations to the beautifully maintained gardens, the home exudes warmth and individuality throughout.

The accommodation is both inviting and well-balanced, centred around a delightful living room featuring a striking inglenook-style fireplace with inset multi-fuel stove, creating a wonderful focal point and a cosy retreat during the colder months. Well-proportioned living spaces enjoy plenty of natural light, while the modern fitted kitchen complements the property's character and provides a practical space for everyday living. Upstairs, two generously sized bedrooms offer comfortable accommodation, with the principal bedroom being particularly impressive thanks to its size and bright dual-aspect outlook. The cottage's appealing blend of character features and tasteful presentation creates a home that is ready to move into and enjoy.

A standout feature is the beautifully maintained cottage garden, providing a peaceful and private setting that perfectly complements the property's charm. Thoughtfully landscaped with mature planting, colourful borders and winding pathways, it offers an idyllic space for relaxing, entertaining or simply enjoying the changing seasons. The attractive rear aspect further

showcases the cottage's timeless appeal.

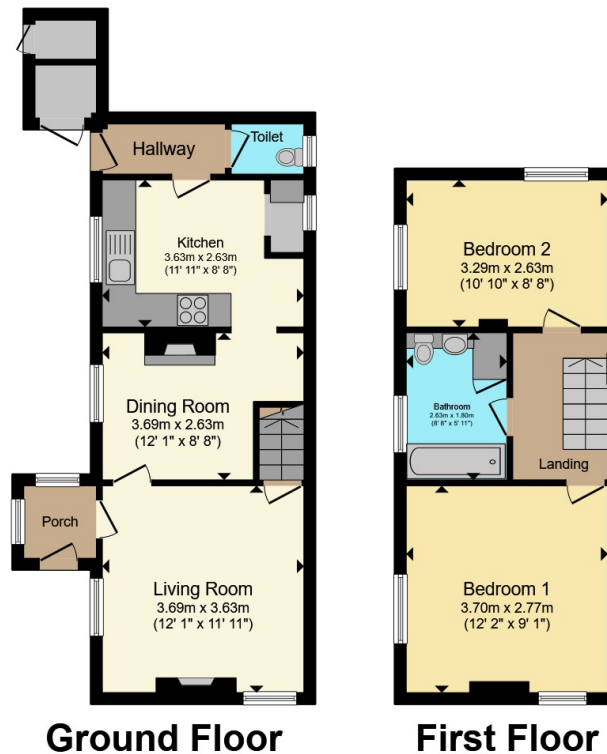
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 73.4 m² (790 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: G Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBE104291



1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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