



# Witney Cottage Windmill Lane Balsall Common CV7 7GY

for sale  
**£825,000**



## Property Description

A beautiful and deceptively spacious character property set on the ever-popular Windmill Lane in Balsall Common. Benefitting from the seclusion of being tucked away behind a gated drive while also sitting within a short walk to Balsall Common's amenities transport links and schools.

Offering plenty of character throughout, as well as a detached, self-contained annex, this property is ideal for large families, people looking at multi-generational living, or anyone that wants to make the most of all the space on offer. This one really must be viewed to be appreciated. Briefly comprising Lounge, dining room, kitchen, utility, conservatory, three bedrooms to the first floor with ensuite to master and further double bedroom on the ground floor with ensuite, separate annexe with lounge, kitchen, mezzanine area and bathroom. in addition, there is a large gravel driveway offering of road parking for seven cars, large private rear garden with decking area, hot tub and summer house.

## Approach

Front door lead through to:

### Entrance Hallway

Two windows to the front, tiled flooring.

### Lounge

Bay window to the rear, exposed brick fireplace with log burner, and staircase rising to the first floor.

### Kitchen

Fitted with a range of base and wall mounted units with complementary quartz work surfaces, sink and draining units with mixer tap, appliances to include electric range style oven with five ring electric hob and cooker hood above, integrated dishwasher and tumble dryer, wine cooler, exposed brick fireplace with log burner, bay window to the side and door through to utility.

### Utility

Fitted with a range of base units with complementary quartz work surfaces, stainless steel sink and drain unit with mixer tap and window to the front.

### Dining Room

Two windows to the side, and patio doors leading to conservatory.

### Conservatory

UPVC construction, tiled flooring and door leading to garden.

### First Floor Landing

Staircase rising from the lounge and loft hatch giving access to part boarded roof space.

## Master Bedroom

Built-in wardrobes providing hanging and shelving space, dressing area with built-in wardrobe, window to the side and door through to:

## Ensuite

Jack and Jill ensuite with door leading to landing fitted with a white suite comprising of low-level WC, wash hand basin fitted into vanity unit, bath with mixer tap and shower head, shower cubicle, heated towel rail and obscure glazed window to the front.

## Bedroom Two

Built-in wardrobes providing hanging and shelving space and window to the rear overlooking garden.

## Bedroom Three

Built-in wardrobes providing hanging and shelving space and window to the rear overlooking garden.

## Bedroom Four ( ground Floor )

Dual aspect windows to the front and side and door leading through to:

## Ensuite

Fitted with a white suite comprising of low-level WC, wash hand basin fitted into vanity unit, shower with waterfall head, heated towel rail and two obscure glazed windows to the side.

## Study / Bedroom Five (ground)

Window to the side and patio doors leading to garden.

## Annexe

## Lounge

Having two windows to the side, fireplace with log burner fitted, patio doors leading to the side.

## Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, appliances to include electric oven and four ring electric hob and cooker hood above, space and plumbing for and space for fridge freezer, window to the front.

## Mezzanine

Window to the side, space for bed and access to immersion heater.

## Bathroom

Fitted with a white suite comprising of low-level WC, wash handbasin fitted into vanity unit, P shaped bath with mixer tap and shower head over, extractor fan, ceramic tiled floor and electric ceramic heater.

## Outside

## Front Of Property

To the front of the property, there is a gravel driveway providing off-road parking for seven cars, with gated side access to both side sides of property.

## Rear Garden

Private garden laid to lawn with composite decking with lighting, Summerhouse and hot tub.









Total floor area 214.3 m<sup>2</sup> (2,307 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](http://www.propertybox.io)



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EPC Rating: E Council Tax  
 Band: E

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