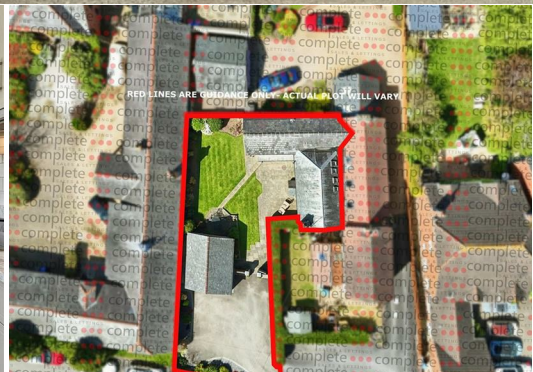




LEAMINGTON ROAD, , PRINCETHORPE

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FOR SALE



Masters Cottage is a beautifully presented and characterful home, believed to date back to 1840 and forming part of the original primary school, located set back in the sought-after village of Princethorpe. This charming attached Victorian cottage seamlessly blends period features with high-quality modern finishes throughout. The accommodation comprises a welcoming porch, a spacious and elegant living room, a separate dining room, and a stunning Italian-designed kitchen fitted with Silestone worktops and premium Neff appliances. Upstairs offers four well-proportioned bedrooms, complemented by a stylish contemporary shower room and en-suite. Externally, the property boasts a generous driveway providing parking for 3-4 vehicles, a detached double garage, and a beautifully maintained south-west facing garden, ideal for enjoying sunshine throughout the day. Princethorpe is a highly regarded village offering a strong sense of community, with a local primary school and the prestigious Princethorpe College nearby, making this an exceptional home for families seeking both character and convenience.

It's in the details...

Porch

A timber & tiled porch, on a brick base leads to the split-stable style entrance door.

Living Room

A very spacious living room, with a corner log effect electric fire and two designer white radiators. There is an open glass staircase, with carpeted runners leading to the first floor. And there are two uPVC double glazed windows to the front. A glazed door leading to the dining room.

Dining Room

With tiled flooring, down-lights, electric under-floor heating and two uPVC double glazed windows. There are bi-folding oak and glazed doors through to the kitchen extension.

Kitchen Breakfast

Fitted with a shaker matte grey finished units, with Silestone attractive worktops, a Siemens large induction hob, with silver glass splashback and Neff extractor over. There are two Neff hide and slide ovens, a Neff fitted washing/dryer machine, and full-size Neff fitted dishwasher and a Neff microwave. There is a Blanco one and a half bowl inset sink, with an engraved drainer and a surface mounted mixer tap. It has under cabinet lighting, a wine rack and housing for an American style fridge. There is tiled flooring, a radiator, a uPVC double glazed window overlooking the garden and a split stable door.

Landing

The landing has carpet, a loft hatch, a low level uPVC double glazed window and doors through to the four bedrooms and the bathroom.

Bedroom One

A large double bedroom with 3UPVC double glaze windows, vaulted ceiling with exposed beam, there is a radiator and fitted bedroom furniture which includes bedside drawers and a wall of fitted wardrobes and high-level cupboards. View to the front is of a manor house and fields. The view to the rear is of the beautiful neighbouring gardens and Princethorpe College. There is a door through to the en-suite shower room.

En-Suite Shower Room

Being fully tiled and comprises of a glass door quadrant shower enclosure, with mains shower. There's a toilet, a vanity storage unit with sink and mixer tap. A chrome towel radiator, an LED fitted mirror, down-lights, an extractor and a uPVC double glazed window.

Bedroom Two

A beautifully presented double bedroom with a wall of painted fitted wardrobes, there are exposed beams, down-lights, a radiator and two low-level uPVC double glazed windows.

Bedroom Three

A double bedroom which has fitted bedside drawers, a radiator and a uPVC double glazed window, view a rear view of the beautiful neighbouring gardens and Princethorpe College.

Bedroom Four

Being used as a study, with fitted furniture which includes a corner desk, drawers and lots of bookshelves. There is also a radiator, two Velux windows and exposed beams.

Shower Room

A stylish tiled space with LED lighting, glass door shower enclosure with a mains shower and LED lit seating. There are two Velux windows to the high-level ceiling and downlights. There's a Villeroy & Boch concealed cistern toilet with a chrome wall fitted pushbutton. There is a stylish gloss vanity storage unit, with chrome handles and a one-piece shelf & sink unit, with a surface mounted mixer tap. There is a towel radiator and exposed beams.



Garden

The main garden is to the front which has a large areas of patios and walkways there is a pathway that leads to a further patio area perfect for enjoying the sunshine in the evening. There is a well-maintained lawns and plenty of bedding borders. There is walling and a timber gate leading through to the extensive parking and door into the double garage.

Double Garage

A brick built garage with a tiled roof and up-and-over door. Power, lighting and a pedestrian door to the garden. There is boarded loft storage.

Parking

There is a large frontage of parking 3-4 cars. There's also a stoned bedding area to the front and picket fencing.

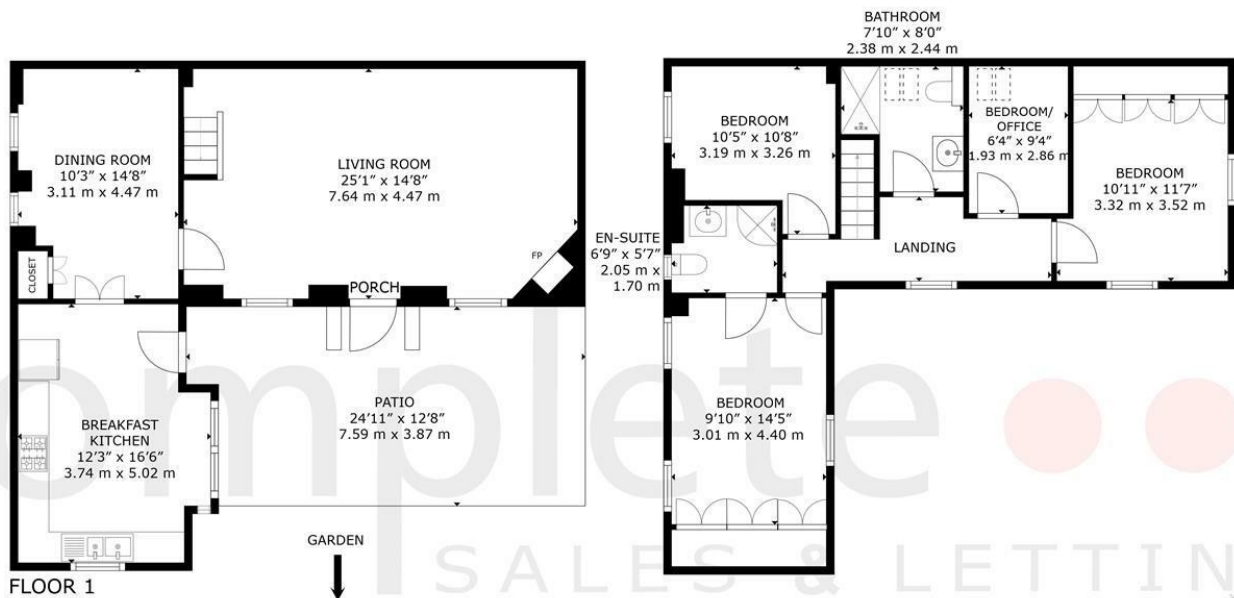
Location

Masters Cottage occupies a set-back location on the edge of this well-regarded village, enjoying pleasant rural views towards Princethorpe College and beyond, and conveniently placed for access to not only the towns of Rugby, Warwick, Royal Leamington Spa and the City of Coventry but also the motorway networks of A45, A46 and M1 & M6.

Princethorpe is a small village at the confluence of the old Roman Fosse Way (B4455) and the Coventry to Banbury Road (A423), just to the north of the River Itchen. Other than being a pleasant environment in which to live, from the convenience factor, the location is ideal as, apart from direct road links to the former centres, the settlement is midway between Royal Leamington Spa and Rugby, both about seven miles distant, whilst the motorway network in the region, with the M45/M1, M6, M69 and M40, is easily accessible.

Close to hand is Draycote Water Country Park, the largest expanse of water in the County of Warwickshire, and especially popular for those who enjoy sailing, windsurfing and fly fishing, there also being wetlands, nature trails and bird hides.





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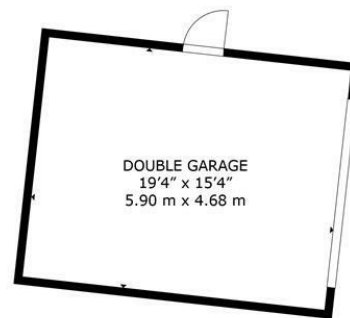
GROSS INTERNAL AREA

FLOOR 1: 710 sq. ft, 66 m², FLOOR 2: 664 sq. ft, 61 m²

TOTAL :1,374 sq.ft. 127 m²

EXCLUDED AREAS: PATIO: 300 sq. ft, 27 m², GARAGE: 297 sq. ft, 27 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

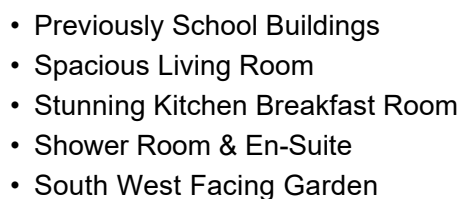


The Leamington Property Expert



Just outside the village and set in lovely grounds is Princethorpe College – a highly popular Roman Catholic co-educational independent day school accommodating pupils aged 11-18, and which welcomes members of all faiths. Also, located along Leamington Road and close to the subject property, is Our Lady's Primary School having around 100 children between the ages of 4 -11.

Leamington, Rugby, Coventry and Warwick Parkway train stations offer brilliant direct services to London & Birmingham.



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