



Greyhound Cottage, Main Street, Sutton Cheney, Warwickshire, CV13 0AG

HOWKINS &
HARRISON

Greyhound Cottage, Main Street
Sutton Cheney,
Warwickshire, CV13 0AG

Guide Price: £625,000

A distinctive cottage occupying a generous plot in the heart of the sought-after village of Sutton Cheney.

Offering around 2,512 sqft of versatile accommodation, Greyhound Cottage combines characterful charm with well-proportioned living space arranged across two floors. The ground floor provides a welcoming porch leading into an impressive open-plan kitchen with adjoining dining area, alongside a substantial 22ft sitting room, utility room, cloakroom and ground floor shower room. To the first floor there are three double bedrooms, including a principal suite with dressing area and en-suite, in addition to a family bathroom and separate shower room.

Externally the property benefits from a gated frontage, a garage/office and a notably larger than average rear garden enjoying a pleasant open outlook, all set within a plot extending to approximately 0.19 acres.



Location

Sutton Cheney is a highly regarded rural village situated in the heart of the Warwickshire countryside, best known for its proximity to the historic Bosworth Battlefield Heritage Centre. The village offers a charming and peaceful setting surrounded by open countryside, with a strong community feel and a traditional public house, church and village hall. A wider range of everyday amenities, independent shops, cafés and schooling can be found in the nearby market town of Market Bosworth, whilst further facilities are available in Hinckley and Nuneaton. The area is well placed for commuters with convenient access to the A5, M69 and M1, providing links to Leicester, Coventry and Birmingham, together with regular rail services available from nearby Nuneaton and Hinckley.

Travel Distances:

Market Bosworth – 2 miles

Hinckley – 6 miles

Nuneaton – 7 miles

Leicester – 13 miles

Coventry – 15 miles

Birmingham – 27 miles

East Midlands Airport – 25 miles

Birmingham Airport – 24 miles



Accommodation Details - Ground Floor

Access is gained via the porch, which opens directly into the heart of the home at the kitchen. This is a particularly impressive open-plan space, fitted with a comprehensive range of modern units and centred around an island, whilst exposed beams help retain the cottage's period character. The kitchen flows naturally through to the adjoining dining area, creating an excellent sociable space for day-to-day living and entertaining. From here, a door leads through to the sitting room, a substantial reception room enjoying a dual-aspect layout and notable character features including exposed brickwork, beams and feature fireplaces. This is a generous and inviting room, with a staircase rising to the first floor. Just off the sitting room is a useful cloakroom and door to outside. Returning towards the centre of the ground floor, there is a utility positioned off the kitchen, providing further practical storage and laundry space. Adjacent to this is the ground floor shower room, fitted with a three-piece suite and offering useful flexibility for guests or multigenerational living.

First Floor

To the first floor, the landing gives access to all three bedrooms and the bathroom facilities. The master bedroom is a particularly generous principal suite, enjoying an excellent sense of space and character, with the benefit of a separate dressing area leading off. Beyond this is the bathroom, which is fitted with a bath, wash hand basin and WC. Bedroom three is positioned nearby and benefits from its own en-suite, whilst bedroom two is another comfortable double room served by the separate shower room located off the landing.





Outside

Outside, the property is approached from Main Street via a gated frontage, leading to the side of the house and giving access to the parking area and garage/office. The garage/office offers useful ancillary space with potential for a variety of uses, subject to a purchaser's needs. To the rear, the garden is a particularly strong feature of the property, being notably larger than average for a village cottage and extending to approximately 0.19 acres in total. A substantial paved terrace runs directly to the rear of the house, providing an excellent seating and entertaining area, beyond which the garden is laid mainly to lawn with established planting, mature trees and a pleasant open outlook over the surrounding countryside.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Characterful period cottage with exposed beams
- Feature brick fireplaces and wood burner
- Impressive open plan kitchen with island
- Generous sitting room with dual aspect
- Principal bedroom with dressing area and en suite
- Separate garage with potential office space
- Gated frontage providing private access
- Mature gardens and substantial paved terrace
- Plot extending to approximately 0.19 acres
- Situated in the sought after village of Sutton Cheney





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

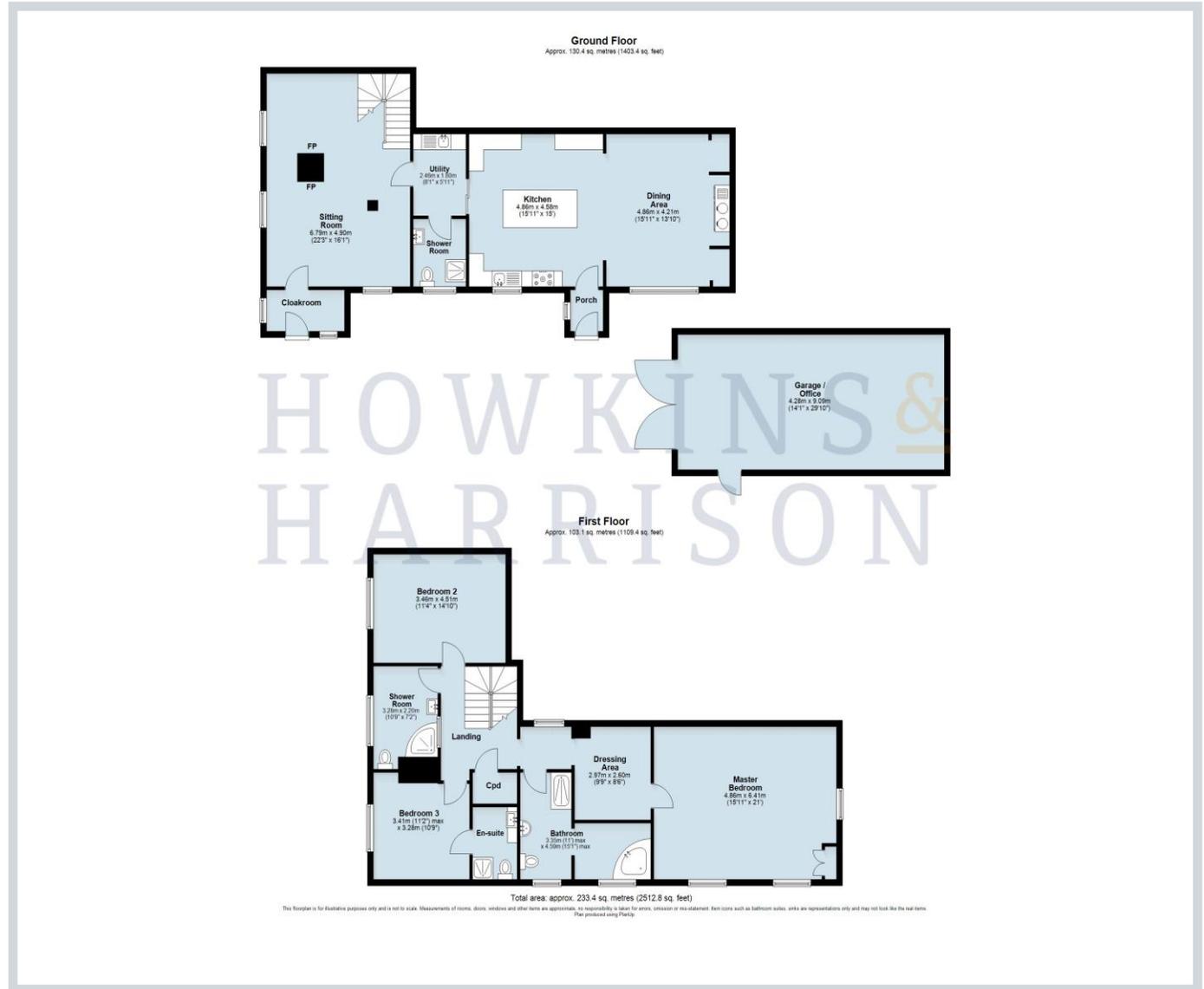
None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band - E



Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
 Email property@howkinsandharrison.co.uk
 Web howkinsandharrison.co.uk
 Facebook HowkinsandHarrison
 Twitter HowkinsLLP
 Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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