



Prepare to fall in love with this stunning four bedroom cottage with an annexe which is situated along a lane complete with stunning views of the Warwickshire countryside, but close to the town offering all local amenities and transport links. Situated over two floors, the property comprises of entrance hall, cloakroom, lounge, dining room, breakfast kitchen, rear hall and utility room with cloakroom, master bedroom with en-suite, guest bedroom with en-suite and two further bedrooms, family bathroom, double garage, annexe with en-suite off the bedroom and lounge, garden accessed via electric gates.

Idyllic country cottage with annexe

Five bedrooms in total

Three en-suites

Double garage

Farmhouse kitchen

360 degree country views

High quality finish

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#### **Entrance Hall**

8.74m x 7.01m (28' 8" x 23')

Entered via a traditional oak door, dual aspect windows, radiator, tiled floor, traditional wooden staircase leading to first floor, doors leading to:

#### **Cloakroom**

Having low flush W/C, wash basin with splashback, radiator and tiled floor.

#### **Lounge**

8.74m x 7.01m (28' 8" x 23')

Having oak flooring, triple aspect windows, French doors leading to garden, radiator, natural beamed ceiling, reclaimed brick fireplace adorned with timber mantle over and brick hearth.

#### **Dining Room**

4.88m x 3.25m (16' x 10' 8")

Having window to front aspect, radiator, oak flooring, door leading to:

### **Kitchen**

3.96m x 3.78m (13' x 12' 5")

Having inset spot lighting, window to front aspect, two velux windows, quarry tiled floor, a range of traditional base and wall units with tiled work surfaces, double porcelain sink unit, integrated appliances including a dishwasher and fridge/freezer, a 'range style' cooker with five ring hob and extractor over, space for an arga and an exposed brick fireplace with log burner and oak beam mantle, door leading to:

### **Second Hall**

Having a door leading to garden, tiled floor, stairs leading to annexe, doors to:

### **Utility Room**

2.92m x 1.75m (9' 7" x 5' 9")

Having tiled floor and plumbing for washing machine.

### **Cloakroom**

Having high flush W/C and wash hand basin.

### **Landing**

Approached via an oak staircase, having window to rear aspect, radiator, spot lights in ceiling and oak flooring throughout first floor, doors leading to:

### **Master Bedroom**

5.59m x 4.83m (18' 4" x 15' 10")

Double aspect windows, radiator, storage in eaves, double doors leading to:

### **En-Suite**

Having tiled floor and tiles wall to ceiling, double sized shower cubicle, wash hand basin in vanity unit with drawers, low flush W/C, radiator/towel rail and shaver point.

### **Bedroom 2**

3.96m x 3.73m (13' x 12' 3")

Having window to front aspect, radiator and door leading to;

### **En-suite**

Having electric shower in double cubicle, low flush W/C and wash hand basin.

### **Bedroom Three**

3.66m x 3.51m (12' x 11' 6")

Having window to front aspect, radiator.

### **Bedroom Four**

3.35m x 2.13m (11' x 7')

Having window to front aspect and radiator.

### **Family Bathroom**

Having tiles wall to floor, radiator and three piece suite consisting of white panelled bath, pedestal wash hand basin, low flush W/C and corner shower with electric shower.

### **Lounge**

5.82m x 2.84m (19' 1" x 9' 4")

Having window to front aspect, radiator and oak flooring, door leading to exterior spiral staircase.

### **Bedroom**

3.68m x 2.69m (12' 1" x 8' 10")

Having window to rear, radiator, oak flooring and door leading to:

### **En-Suite**

Having radiator, low level flush W/C, electric shower housed in cubicle, wash hand basin.

#### **Garden**

The property is approached via secure double gates onto a large driveway providing ample parking for many vehicles. The garden has a large lawn, patio area and both herbaceous and flower borders, with a vista over the Warwickshire countryside. Although the location is rural, there is neighbouring properties close by to provide security.

#### **DOUBLE GARAGE**

5.89m x 6.02m (19' 4" x 19' 9")

Having two sets of arched top traditional oak doors, full lighting and power, wall mounted gas boiler and pressurised hot water system.

**Price: £595,000**

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