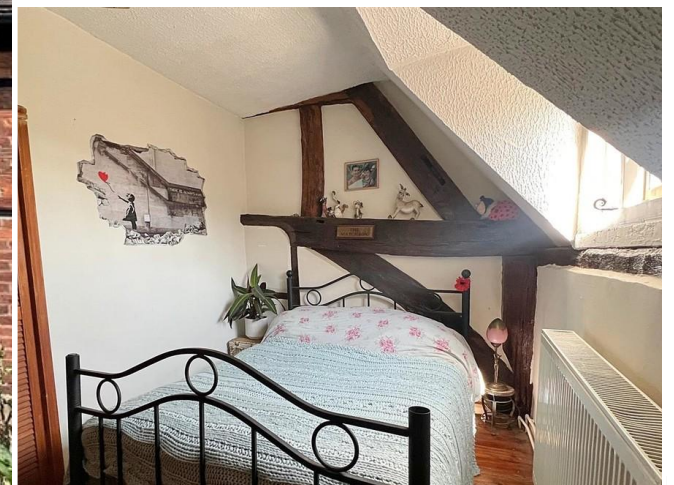




JULIE PHILPOT
RESIDENTIAL



7 The Bank | Stoneleigh | Coventry | CV8 3DA

A charming Grade II Listed period cottage, the original dating back we understand to the mid 1500's, being set in a slightly elevated position in the heart of the village with super views and the benefit of a garage and further parking to the rear. The cottage is just delightful and also spacious with two double bedrooms and a home office plus plenty of original features including beams, timbers and exposed floorboards which combine wonderfully with the modern log burner, kitchen, bathroom and en-suite. The rear garden is also generous in size and low maintenance which also enjoys a high degree of privacy.

Offers In Excess Of £425,000

- Grade II Listed Cottage from mid 1500's
- Two Receptions
- Many Original Features
- Two Bedrooms & Home Office



Property Description

STONELEIGH VILLAGE

This is an attractive village conveniently located for easy access to Kenilworth, Leamington Spa and Coventry plus the Universities of Warwick and Coventry. There is a village church and social club along with village orchard and an active village community with many events throughout the year.

STEPS UP TO FRONT STABLE DOOR

LOUNGE

4.75 x 3.61 (15'7" x 11'10")

Having log burner, original exposed beams, timbers and floorboards plus window shutters, two light points and two radiators. Storage cupboard under stairs.

DINING ROOM

4.8 x 4.06 Max (15'9" x 13'4" Max)

Being in an open plan style with the inner hallway. There are exposed beams and timbers, three wall light points, tiled floor and recessed fireplace. The staircase also leads off to the first floor.

KITCHEN

4.42 x 2.74 (14'6" x 9'0")

A nice modern kitchen which is generous in size has tiled floor and stable door to rear garden plus an extensive range of cream units set under granite worktops and having a matching range of wall cupboards plus glazed display units with spice drawers. Belfast sink, Rangemaster 110 range cooker and extractor hood over, space and plumbing for washing machine and dishwasher and housing for side by side fridge/freezer. Spiral staircase to the home office/study.

FIRST FLOOR LANDING

With exposed beams and radiator.

BEDROOM ONE

3.96 x 3.18 (13'0" x 10'5")

A delightful period bedroom with charm and exposed floorboards, timbers, beams and window with shutters. Built in wardrobes, radiator and further storage cupboards.

BEDROOM TWO

4.14 x 2.36 (13'7" x 7'9")

A second double bedroom with period features including floorboards and beams plus radiator and built in wardrobe.

BATHROOM

A modern suite in a classic period style with freestanding roll top bath, w.c and wall hanging wash basin. Heated towel rail, half tiled walls and tiled floor.

HOME OFFICE/STUDY

2.31 x 1.68 (7'7" x 5'6")

A super home office with views over the rear garden, under eaves storage space, exposed beams, radiator and built in storage cupboards. Door to

EN-SUITE

With corner shower enclosure, w.c, and wash basin. Fully tiled walls.

OUTSIDE

The cottage is set in a slightly elevated position within the heart of the village steps lead up to the main entrance.

GARAGE

5.92 x 3.07 (19'5" x 10'1")

A good size garage with direct access to the rear garden. Up and over door, light, power and side entrance door. There is a shared access to the garage area.

GARDENS

The front garden has a variety of well established selection of plants and shrubs.

The rear garden has been landscaped to provide low maintenance and is on two levels. As you go through the stable door from the kitchen you are on a large paved terrace with timber railway sleepers and steps leading up to the second area of the garden which has also been paved, enjoys a high degree of sunshine and privacy along with attractive shrubbery borders.

SERVICES

The property benefits from mains services to include water, electric and drainage. The boiler is oil fired and the gas range cooker is by LPG gas. Stoneleigh village does not have a gas mains supply.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

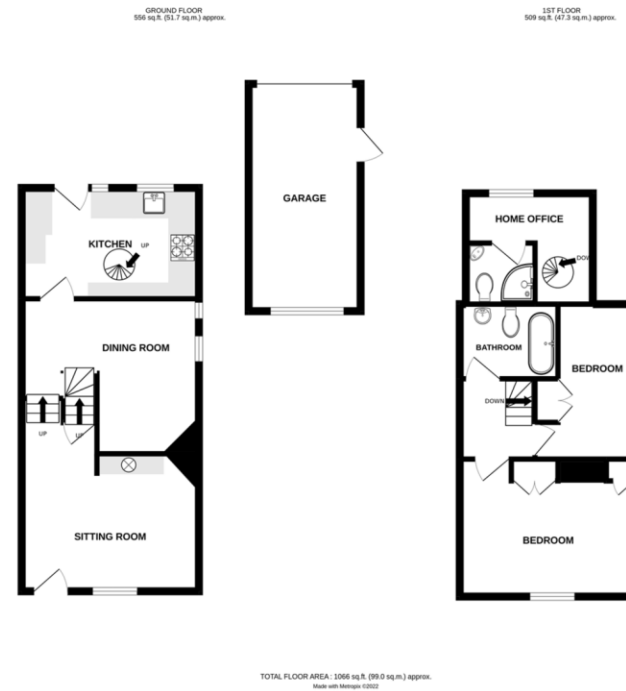
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



EPC EXEMPT