



1 Rectory Cottages

Stoneleigh Abbey, CV8 2LF

£425,000

- Character Two Bedroom Cottage
- Located In Grounds Of Historic Stoneleigh Abbey
- Many Original Features
- Stamp Duty Of Sole Residence: £0





THE PROPERTY

A beautiful character Victorian end cottage, part of the original Stoneleigh Estate with original ornate lattice window. The cottage, being part of the former kennels was sympathetically converted by Persimmon Homes in 1999, being one of three dwellings. This delightful property, set in the historic grounds of Stoneleigh Abbey has the benefit of spacious rooms and oil fired central heating, it comprises: attractive open timber porch, enclosed hall, living room with feature wood burning stove and tiled hearth, excellent storage in with a study cupboard with shelving, and computer desk, hand painted kitchen with quality granite work surfaces and integrated appliances, quality David Salisbury garden room/dining room. To the first floor are two double bedrooms, both of which have built in wardrobes, a quality four piece bathroom with separate shower cubicle and outside is a brick built garage with electric door, deep cottage style fore garden and side garden leading to a private south facing landscaped rear garden with pond water feature, pergolas, and brick outbuilding.

APPROACH

Over a cobble block cottage pathway to a feature open oak porch with matching pillars, tiled pitched roof, hardwood panelled door into the

ENCLOSED HALL

With central light, radiator, coat hooks, alarm control pad, door to the

LOUNGE

14' 6" x 17' 7" (4.43m x 5.38m) With two radiators, feature wood burning stove with quarry tiled hearth, brick inset and surround, range of down lighters, original ornate lattice glazed windows to front and side, built in office with double doors with shelving and comport desk, built in hand made t.v unit with matching cupboards below, further built in understairs storage cupboard with shelving and light with alarm control box and door to the

KITCHEN

11' 6" x 11' 2" (3.51m x 3.41m) Comprehensively fitted with a range of hand painted cream shaker style base and wall units with solid granite work surfaces with matching up stands, integrated Indesit dishwasher, integrated larder fridge and freezer, integrated Whirlpool washing machine, cupboard concealing the oil fired central heating boiler, space for Rangemaster cooker with matching illuminated Rangemaster extractor hood above, quarry tiled floor, ornate lattice multi paned door to garden, range of down lighters and under pelmet lighting, glazed door to the

CONSERVATORY

10' 10" x 7' 8" (3.31m x 2.35m) Quality David Salisbury designed and built with surrounding wooden framed double glazed windows with matching french doors onto the patio, reinforced pitched glazed roof with roof opening and fitted ceiling blinds, quality limestone flooring, spot lights, handmade wooden tall unit with shelving and cupboard below, Dimplex convection heater.

FIRST FLOOR LANDING

Door off the lounge to a concealed lobby with radiator and dog leg stairs rising to the first floor landing with feature drop down ceiling light, smoke alarm, ceiling down lighter, door to the airing cupboard housing the hot water cylinder and slatted shelves, door to

DOUBLE BEDROOM ONE

12' 11" x 10' 2" (3.96m x 3.12m) With original ornate lattice glazed window to side, range of LED ceiling down lighters, range of quality fitted Stan Matthews bedroom furniture that has been bespoke and made to accommodate maximum storage into the eaves with built in wardrobes, chest of drawers and bedside cabinet, t.v point, telephone point.

DOUBLE BEDROOM TWO

11' 6" x 8' 9" (3.51m x 2.68m) With secondary glazed ornate lattice window with delightful views over the landscaped rear garden, radiator, down lighters, access to eaves storage space, built into eaves wardrobes with sliding part mirrored door fronts with hanging and shelf above.

BATHROOM

9' 1" x 10' 0" (2.79m x 3.06m) Comprising a quality four piece white suite with low level w.c, pedestal wash basin, wood panelled bath with chrome central mixer and shower attachments, walk in corner shower cubicle with mains fed shower with chrome mixer tap and rain head shower, ceramic tiling to walls with cornish hand made tiles to splash back, extractor fan, access to loft space, vinyl flooring, multi paned original leaded window to front, LED down lighters, heated vertical towel rail, quality anti mist LED mirror to wall.

REAR GARDEN

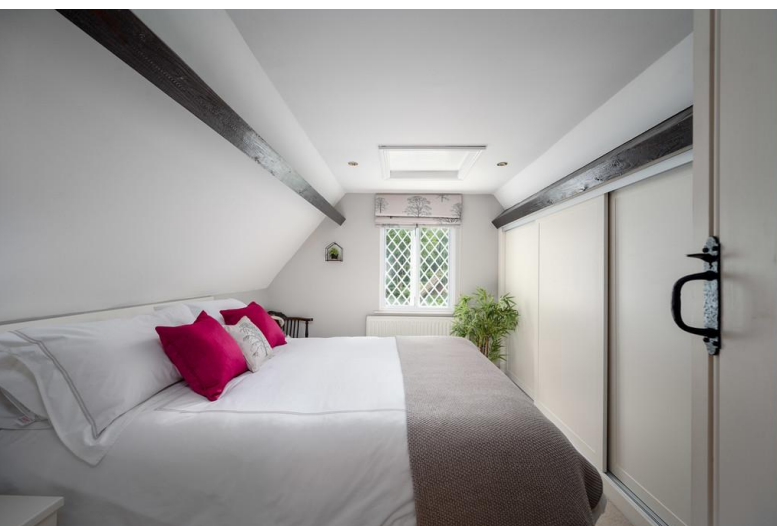
Beautifully landscaped rear garden fully enclosed by perimeter fencing and well kept screening laurel hedging, with full width patio, garden pond with waterfall and pump, pergola patio sitting area with attractive climbing wisteria, attractive acer, two mature trees (one with TPO) and further patio area to the top of the garden leading to

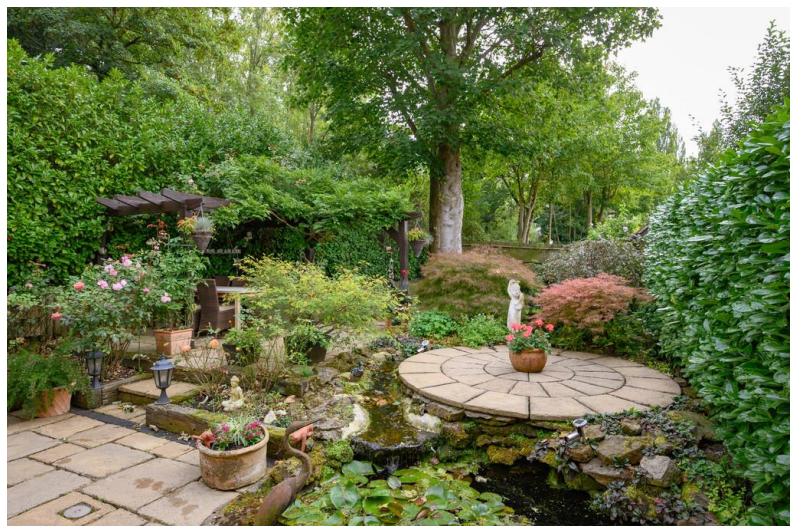
UTILITY/BRICK STORE

With space for dryer, fully lined with ceramic tiling to floor with power and light connected, this could make an ideal office/hobby room.

GARAGE

One of three in a block being the first garage nearest the property with electric up and over door to the front, power and light connected.







FRONT/PARKING

To the front of the property is a pretty cottage style fore garden with picket fence, cobbled block pathway and inset lawned fore garden with attractive well maintained border with a lovely variety of shrubs and plants offering colour at all times of the year, there is additional side gated access. There is allocated parking for two cars directly to the front of the cottage with additional reinforced grassed hardstanding past the garages for visitors.

FIXTURES AND FITTINGS

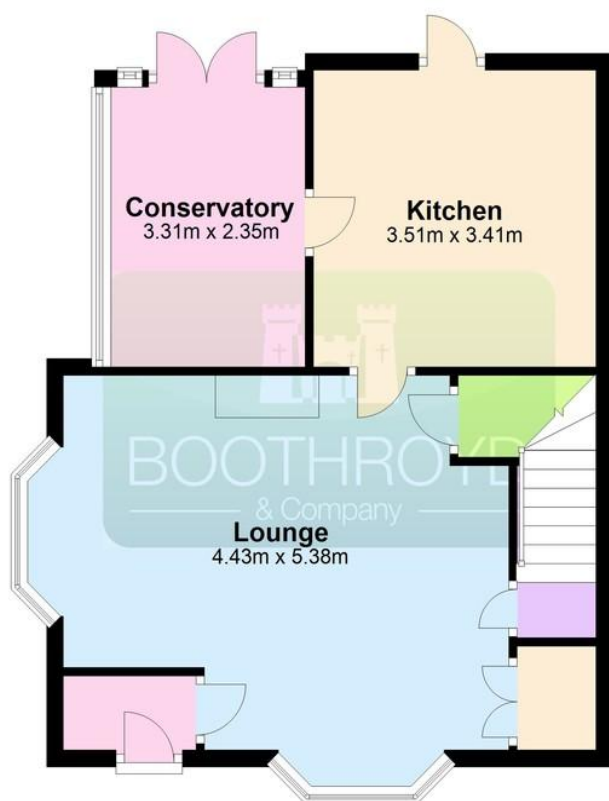
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

SERVICE CHARGE

There is a service charge levied of £480 per annum on behalf of Grovehurst Park Residents Management Company this is for grounds maintenance, grass and hedge cutting, collected by EHB Leamington. There is an additional charge for maintenance of Mary's Lodge Drive £162 per half year collected by SBK Leamington Spa.

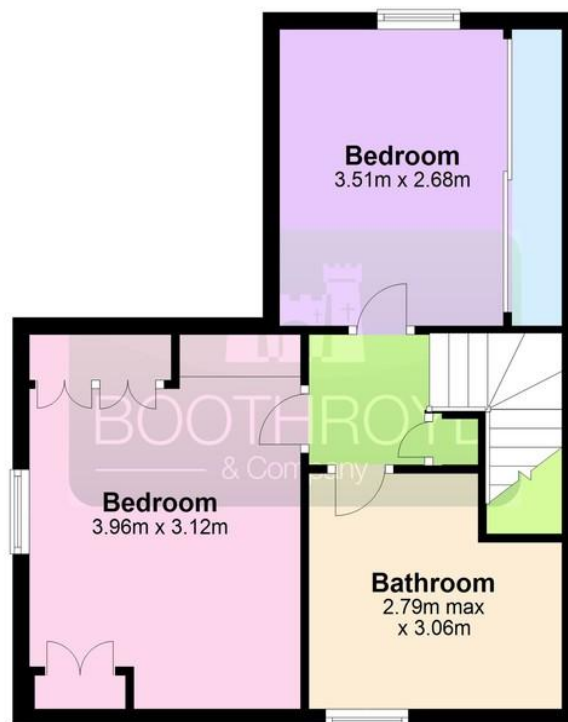
Ground Floor

Approx. 49.7 sq. metres

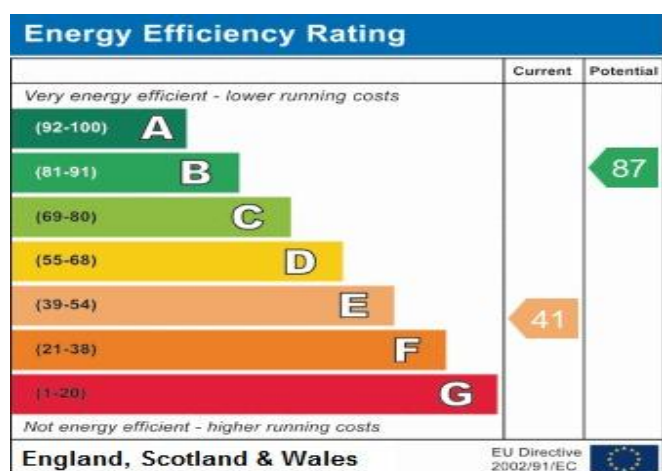


First Floor

Approx. 40.0 sq. metres



Total area: approx. 89.7 sq. metres



COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

T: 01926 857244
E: sales@boothroyd.co.uk
W: www.boothroyd.co.uk

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements