



## Grove View Cottage

Ashow, CV8 2LE

£650,000

- Character Detached House
- Internal Modernisation Required
- Open Porch & Hall
- Good Size Lounge







## THE PROPERTY

A Grade II listed characterful detached house in the Ashow conservation area located in the centre of this sought after village with magnificent rear garden backing onto open countryside. The property, formerly three workers' cottages was converted approximately 40 years ago by the current owners into one dwelling, now in need of some further modernisation and improvement, the property offers someone the opportunity to put their own stamp on the internal fitments. The accommodation comprises: feature open oak porch, reception hall, breakfast room, oak fitted kitchen, rear lobby, utility/w.c, good size living/dining room and conservatory off. To the first floor there are two bedrooms both of which are doubles and both with fitted wardrobes with the main bedroom having a small study, separate bathroom and large walk in airing cupboard. Outside is a magnificent rear garden with large lawn and vegetable plot backing onto open fields. To the front there is driveway parking for 2/3 cars. The property benefits from ornate lattice windows, oil central heating and early viewing is advised.

## APPROACH

Over a block paved driveway to large oak veranda with quarry tiled floor, outside lantern, solid oak door into the

## RECEPTION HALL

With original lattice glazed window to front, coving, wall light, radiator, stairs rising to the first floor and panelled and glazed door to the

## DINING ROOM

12' 0" x 9' 4" (3.67m x 2.85m) With radiator, smoke alarm, ceiling light, useful understairs storage cupboard, double doors into the living room and two steps down to the

## KITCHEN

11' 5" x 7' 10" (3.49m x 2.40m) Comprehensively fitted with a range of solid oak fronted base and wall units with oak edge marble effect work surfaces with double drainer stainless steel sink with chrome mixer tap, integrated Bosch under counter fan assisted oven with four ring electric hob and concealed illuminated extractor hood above, space for under counter fridge, space and plumbing for dishwasher, glazed window looking into the conservatory, ceiling strip light and under pelmet lighting with three steps down to the

## UTILITY ROOM

With glazed window with superb views across the garden and fields beyond, space for additional fridge or freezer, built in cupboard with shelving, quarry tiled floor and door to the

### **BOILER/CLOAKROOM**

5' 3" x 6' 11" (1.61m x 2.13m) With a low level w.c, wall mounted wash hand basin with ceramic tiling to splash back, floor mounted Grant oil fired boiler servicing the hot water and central heating, space and plumbing for washing machine, shelving unit, access to some loft space, Potterton timer control clock, extractor fan, quarry tiled floor, ceiling light.

### **LOUNGE**

18' 3" x 22' 6" (5.58m x 6.88m) With four original lattice glazed windows to front, coving, radiator, two lattice glazed windows to rear, feature open fireplace with raised grate, brick inset and surround, quarry tiled hearth and wooden mantel, glazed lattice window to front, French doors and step into the

### **CONSERVATORY**

9' 4" x 18' 0" (2.87m x 5.49m) With dwarf walls and surrounding wooden framed double glazed window with beautiful views to the rear, glazed roof with wall mounted electric convection heater, two wall lights and door to side and rear.

### **FIRST FLOOR LANDING**

Split level stairs rising to the first floor with two ceiling lights, radiator, smoke alarm, door to the

### **AIRING CUPBOARD**

Large walk in airing cupboard with lagged copper cylinder, lattice glazed window and fitted slatted shelving unit, door to

### **MASTER BEDROOM**

12' 9" x 12' 8" (3.90m x 3.87m) With radiator, secondary lattice glazed windows to front, ceiling light, walk in wardrobe, opening to the

### **DRESSING AREA**

With two matching double wardrobes with hanging and shelving with matching cupboards above, lattice secondary glazed window to front, door to the

### **STUDY**

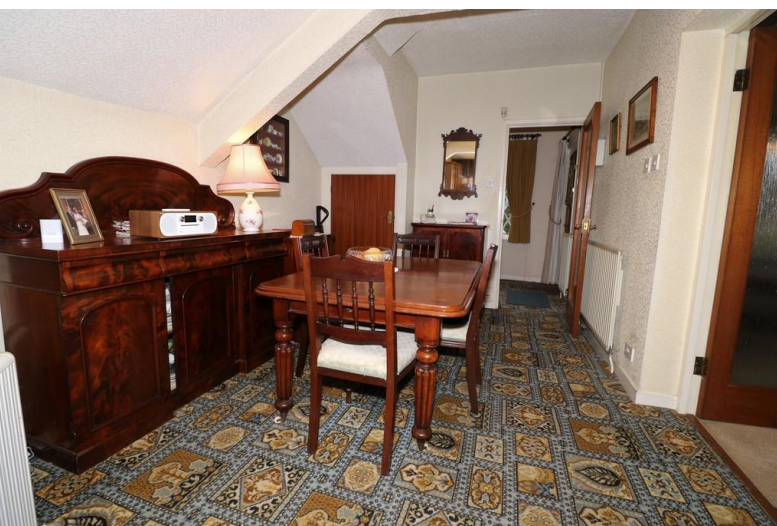
With lattice glazed window to front, range of fitted shelving and desk.

### **DOUBLE BEDROOM TWO**

8' 10" x 9' 6" (2.70m x 2.90m) With lattice secondary glazed window to front, built in wardrobe with hanging and shelf, ceiling light, radiator.

### **BATHROOM**

5' 10" x 9' 6" (1.80m x 2.91m) With a three piece white suite with low level w.c, vanity wash hand basin with cupboards and drawers, steel bath with central chrome mixer and shower attachments, lattice glazed window to rear with superb views across open countryside.











### REAR GARDEN

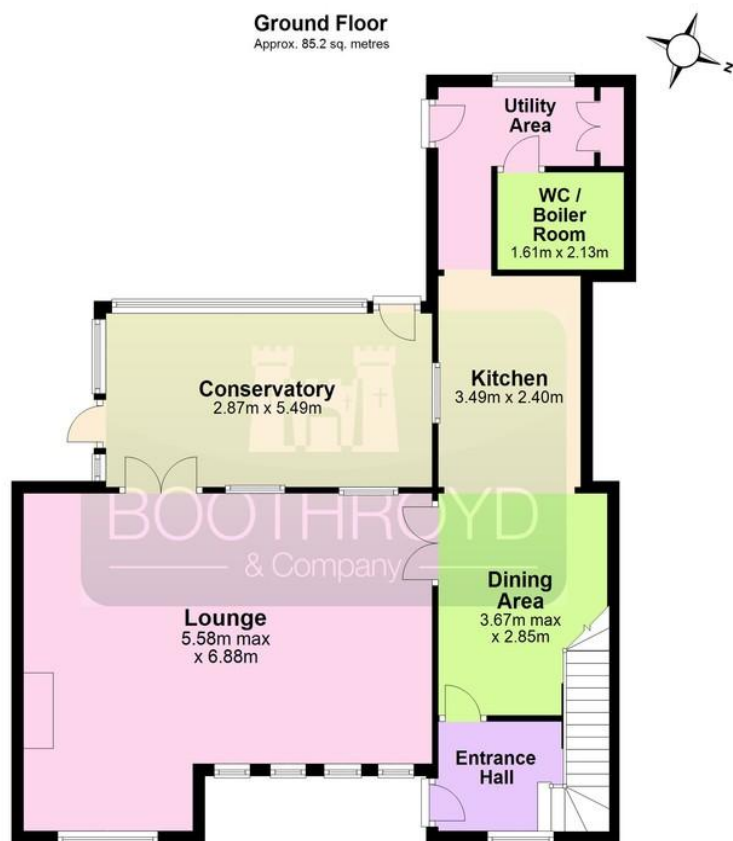
Being a real feature of the property with full width patio, large garden beautifully presented with well kept borders and screening hedging with an abundance of shrubs and plants with pathway leading to the central section with large timber shed, iron bridge over a stream to a good size vegetable plot with timber shed. There is side gated access to either side of the property with coal and bin store.

### FRONT

To the front of the property is a block paved driveway with parking for two cars, leading to an attractive veranda porch with original oak beams.

### FIXTURES & FITTINGS

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



Total area: approx. 144.6 sq. metres

#### COUNCIL TAX BAND

Tax band F

#### TENURE

Freehold

#### LOCAL AUTHORITY

Warwick District Council

#### OFFICE

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