



MAXWELLS



Nutshell Cottage Bury Court Lane, Shotteswell, Warwickshire. OX17 1JA
Guide Price £397,000 - Freehold



PROPERTY DESCRIPTION

Beautiful cottage, beautiful views, beautiful village; what more could you want from a character property. This stone built cottage has been significantly updated in the last 12 months and now offers contemporary living with beautiful character features plus a superb south west facing rear garden and two, allocated/off road parking spaces.

Located in this delightful Conservation village, the cottage is set back from the lane with attractive steps rising to the front garden. A paved pathway leads to the front door and small patio area adjacent to the front of the house while there is a front lawn with plenty of attractive flowers and shrubs. A door leads into the porch where you will find a door to the cloakroom and cupboard housing the recently fitted Worcester boiler while a third door opens into the sitting/dining room. With a feature Inglenook fireplace, log burner, exposed beams to the ceiling and those fantastic oak windows, the sitting/dining room is superb living space, which is large enough for everything you need while also nice and cosy. There is a part glazed door leading to the rear garden garden and a second door opening into the kitchen which is fitted with a range of solid timber cabinets and lovely worktops.

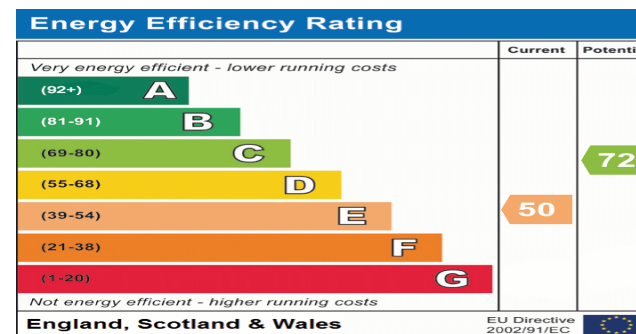
To the first floor are three bedrooms and a shower room with the main bedroom having a good range of fitted wardrobes. There is access to the loft space from the landing, the loft has been boarded and offers the opportunity to convert into further bedroom/living accommodation (subject to the normal consents).

Adjacent to the rear of the cottage is a patio area just perfect for a table and chairs while attractive stone steps lead up to the main garden. The garden is much larger than you might expect and being elevated offers some beautiful views over the village and surrounding countryside. Being south west facing also means you'll enjoy plenty of summer sun long into the evening.

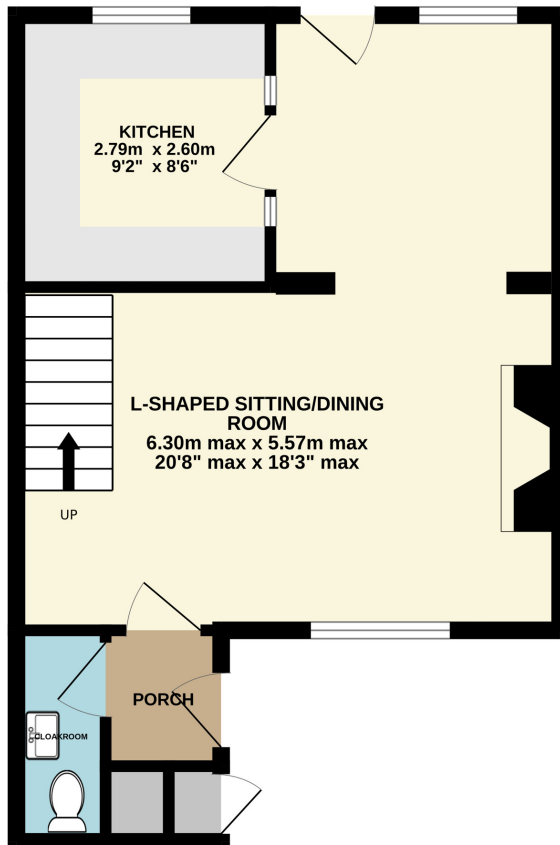
Services: the property is connected to mains water, electricity and drainage. There is no mains gas to the village of Shotteswell so the heating is currently provided by oil, the boiler is less than 18 months old.

POINTS OF INTEREST

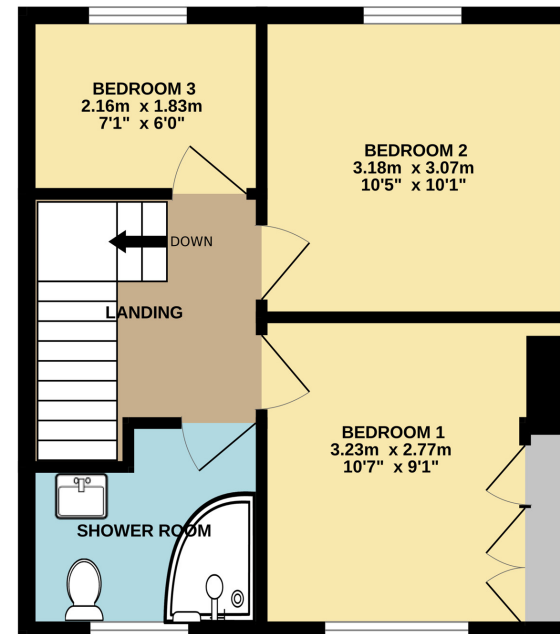
- Stone Built Cottage
- Superb Village Location
- Beautiful Views
- Three Bedrooms
- South West Facing Rear Garden
- Large Sitting/Dining Room
- Inglenook Fireplace With Log Burner
- Oak Double Glazed Windows
- Two Allocated Parking Spaces
- NO ONWARD CHAIN



GROUND FLOOR
38.5 sq.m. (414 sq.ft.) approx.



1ST FLOOR
34.7 sq.m. (374 sq.ft.) approx.



TOTAL FLOOR AREA : 73.2 sq.m. (788 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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