The Cottage, Mill Lane, Fenny Compton, CV47 2YF

GUILD HOUSE
Estate Agents

The Cottage, Mill Lane | | CV47 2YF

Offers in Excess of £375,000

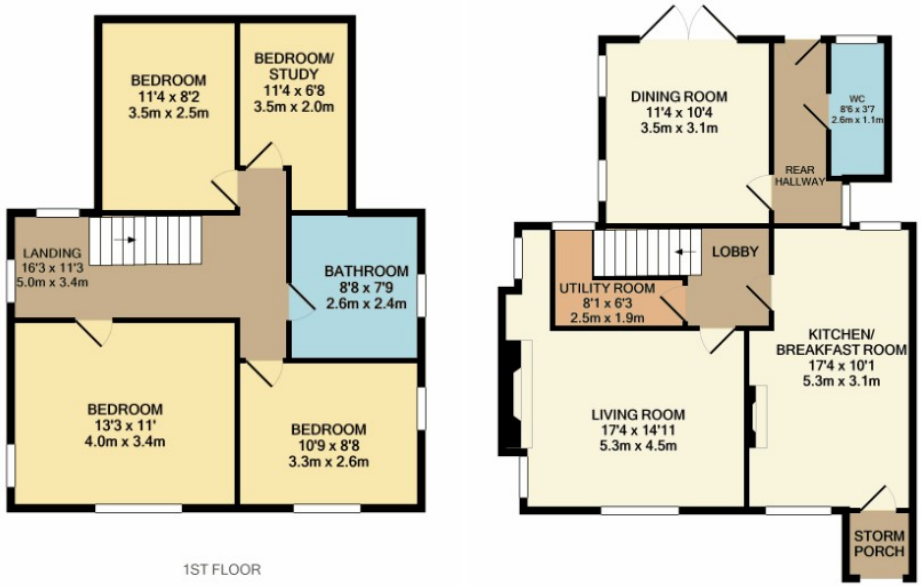
Guild House estate agents are delighted to offer for sale this charming detached period property. Offering idyllic countryside views, the property is situated in an enviable position within the sought after village of Fenny Compton, perfectly located for easy access into Southam, Leamington Spa and Banbury town centres. Commuter links are excellent with the M40 close by and a regular rail service from Banbury into London Marylebone. The village itself offers some fantastic facilities including a local store, medical centre, two public houses and highly regarded primary school.

This deceptively spacious cottage has been sympathetically restored ensuring original features such as exposed floorboards, quarry tiled floors, ceiling timbers and internal doors all now blend seemlessly with the modern decor and contemporary additions. In brief the accommodation comprises: porch, stunning breakfast kitchen recently refitted with 'country' style units and integrated 'Neff' appliances to include induction hob, oven, combination microwave/grill, wine fridge and dishwasher all complimented by solid oak worksurfaces and reclaimed Andalucian wall tiles. The charming living room features a lovely bespoke window seat, fireplace with wood burning stove and original tiled floor, separate dining room with french doors leading out into the garden, utility and cloakroom/w.c. To the first floor are four well proportioned bedrooms and spacious family bathroom with roll top bath and separate shower enclosure. The property further benefits from central heating, replacement double glazed windows throughout, alarm system and CCTV.

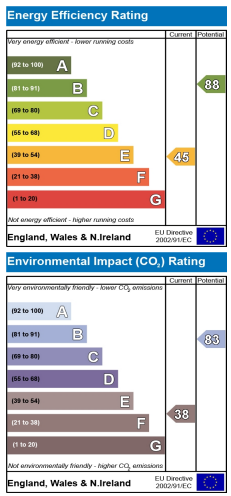
Externally, the rear garden is fully enclosed with lawned area, mature shrubs, raised flowerbeds and summer house. there's gated side access leading to the front of the property with gravelled driveway providing off road parking which could be extended further if required.

This charming character cottage must be viewed to be fully appreciated.

- DETACHED CHARACTER PROPERTY
- SOUGHT AFTER VILLAGE LOCATION
- FOUR BEDROOMS
- SEPARATE RECEPTION ROOMS
- REFITTED BREAKFAST KITCHEN
- FAMILY BATHROOM WITH SEPARATE SHOWER
- GROUND FLOOR CLOAKROOM/W.C
- UTILITY
- ENCLOSED REAR GARDEN
- REPLACEMENT WINDOWS
- OFF ROAD PARKING
- EPC RATING - TBC



1ST FLOOR



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