









Harts are delighted to offer for sale this superbly situated semi detached Victorian cottage located in the sought-after village of Shrewley, benefitting from four bedrooms, well-proportioned ground floor accommodation, and wonderful views of the surrounding Warwickshire countryside.

Built around the late 19 Century, this beautifully located cottage offers lots of flexible living space with the addition of a large conservatory to the rear opening into a good-sized lawned rear garden. The property offers potential to enhance further and for the new owners to put their mark on the property to make it their own.

**APPROACH** The property is approached over a gravel driveway offering off-road parking, side access into the rear garden doors leading through to:-

#### ENTRANCE PORCH

**DUAL ASPECT LIVING ROOM** A well-proportioned living room which would have originally been two reception rooms but have been combined to make a very sizeable room. With two feature red brick fireplaces both with wood burning stoves, one of which is in use currently. Having windows to both front and rear elevations, stairs rising to the first floor, and door through to:-

**SECOND RECEPTION ROOM** Currently used as a home office, this fabulous addition to the downstairs accommodation offers the new owners a choice of utilising this space as either a children's playroom, hobby room, snug or simply a home office.

**DINING KITCHEN** Situated to the rear of the property so offering some lovely views of the rear garden and beyond, the kitchen is fitted with a range of eye and base level units and drawers with complementary work surfaces, and tiling to splashback areas, integrated electric oven with extractor fan over, integrated dishwasher, stainless steel sink and drainer with mixer tap over and window to rear elevation. The kitchen has plenty of room for a good size table and chairs for family dining or entertaining. Door to :-







**DOWNSTAIRS CLOAKROOM/UTILITY** With low flush WC, built-in storage cupboards, space and plumbing for washing machine. This room houses the central heating boiler.

**CONSERVATORY** Doors from the kitchen lead you through to a good-size conservatory which is a great addition to the downstairs accommodation. Patio doors lead out to the rear garden.

#### ON THE FIRST FLOOR

**BEDROOM** A pretty double bedroom located at the front of the cottage with useful built-in storage with doors through to the en suite.

**EN SUITE** Fitted with a white suite comprising low flush WC, Jacuzzi style bath with electric shower over, wash basin, built-in linen store and windows to rear elevation, tiling to splashback areas.

**BEDROOM** With window to rear elevation with wonderful countryside views over surrounding farmland.

**BEDROOM** A single bedroom with window to front elevation.

**BEDROOM** With window to rear elevation with the same amazing countryside views.





**FAMILY BATHROOM** Fitted with a white suite comprising low flush WC, hand basin, shower cubicle with mains fed shower, tiling to full height and window to side elevation.

**SOUTH WESTERLY LAWNED REAR GARDEN** Patio doors from the conservatory lead you out to a good size paved terrace ideal for outside dining and entertaining and having side access through to the front driveway (ideal for bin storage and easy access, and where the oil tank is located). Being mainly laid to lawn with fenced boundaries and benefitting from a large part-roofed storage shed with a concrete base which is crying out to be updated. With the addition of power and upgrading, this wooden structure could be an ideal work space or even a large summerhouse.

This South Easterly facing garden is most definitely a blank canvass for the next owners to enhance and adapt to their own needs. The garden description cannot be complete without mentioning the beautiful uninterrupted countryside views.



#### LOCATION Shrewley

The village of Shrewley lies approximately 5 miles north-west of Warwick and despite its rural location is particularly well placed for access to major routes and communication links including the M40 motorway and commuter rail links to London and Birmingham from Warwick Parkway and Warwick. Shrewley itself is a popular and a sought-after village which offers small local shop and public house. For a larger range of shopping facilities, both Henley in Arden and the larger town of Warwick are just a short drive away.

#### ADDITIONAL INFORMATION

**TENURE:** FREEHOLD Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts. There is OIL heating at the property

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** We understand to lie in Band D

**ENERGY PERFORMANCE CERTIFICATE RATING:** D We can supply you with a copy should you wish.

**VIEWING:** By appointment only

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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 and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

**MONEY LAUNDERING REGULATIONS** Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.









Total Internal Accommodation 130.58 square metres / 1,406 square feet

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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*Views to the rear of the garden*

