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The Green
Churchover CV23 0EP

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Gillan Cottage represents a wonderful opportunity to acquire a spacious and characterful three-bedroom home, occupying an impressive plot of approximately 0.32 acres in the highly desirable village of Churchover. Offering an excellent combination of generous accommodation, substantial gardens and a semi-rural setting, this is a home that should appeal particularly well to families and buyers looking for a little more space both inside and out.

The property provides approximately 1,394 sq ft of accommodation, with the ground floor offering an especially versatile arrangement of living spaces. On entering the property, the hallway provides access to a useful ground-floor WC and separate utility room, before leading through to the principal accommodation.

At the heart of the home is the kitchen, a particularly generous space with plenty of scope for everyday family living and entertaining. This connects naturally with the remainder of the ground-floor accommodation, where buyers are spoilt for choice when it comes to reception space.

The large living room provides an excellent main reception area, while a separate dining room/home office offers valuable flexibility depending on the requirements of the new owners. Completing the ground floor is a further family room, creating a superb additional living space that could equally lend itself to a playroom, snug or fourth bedroom. The combination of three separate reception areas gives Gillan Cottage a versatility that is increasingly difficult to find.

The first floor continues to offer well-balanced accommodation, with three bedrooms arranged around the landing alongside the family bathroom. The bedrooms provide comfortable proportions and make the property well suited to family life, while also offering flexibility for those requiring guest accommodation or additional home-working space.

Externally, the generous plot provides extensive gardens and plenty of space for outdoor entertaining, recreation and gardening.

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Dimensions

GROUND FLOOR

Entrance Hallway
3.23m x 1.12m

W/C
0.97m x 1.96m

Utility Room
2.16m x 2.24m

Kitchen
2.41m x 7.92m

Living Room
3.63m x 5.99m

Dining Room/Office
3.61m x 4.09m

Family Room
3.56m x 3.94m

FIRST FLOOR

Landing
3.00m x 1.52m

Bedroom One
3.53m x 4.06m

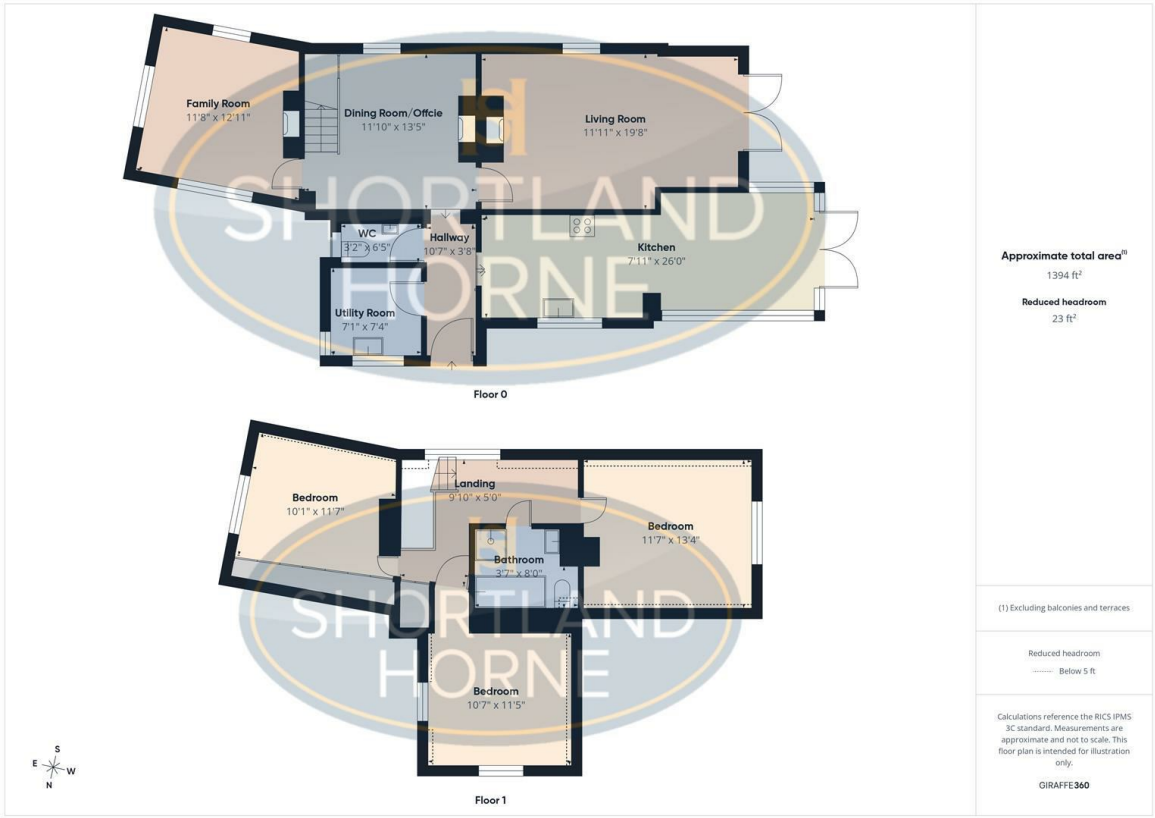
Bedroom Two
3.07m x 3.53m

Bedroom Three
3.23m x 3.48m

Bathroom
1.09m x 2.44m

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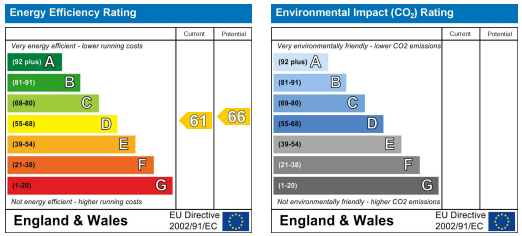
Floor Plan



Location Map



EPC



Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in ccordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
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