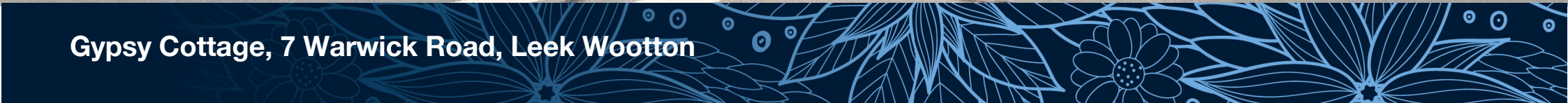




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Gypsy Cottage, 7 Warwick Road, Leek Wootton





A charming, detached, period cottage conveniently sited in this well thought of and convenient village. With detached garage, with attic rooms and large garden to rear.

#### Briefly Comprising;

Entrance hallway, cloakroom/WC, large living/dining room with inglenook fireplace. Charming shaker style dining/kitchen with beamed and vaulted ceiling, snug/second reception room, lobby space, bedroom three, ground floor shower room, master bedroom with fitted wardrobe and en-suite bathroom. Further large double bedroom situated off a separate staircase. Gas radiator heating. Block paved driveway. Detached large garage with outside WC and utility room, two further loft rooms over offering further potential. Fore garden and attractively landscaped, patioed, lawned and terraced rear garden.

#### Gypsy Cottage

Is an attractive Grade II listed character thatched cottage, offering spacious and versatile living over two levels. The interior is steeped with beams, exposed timbers, feature fireplaces - much charm throughout. Particular note is the detached garage, which boasts heating, utility room and outside WC, but has two useful loft rooms over.

Leek Wootton is a convenient village, situated between Leamington, Warwick and Kenilworth, with easy access to the A46 and road network beyond.

#### The Property

Is approached via brick block paved driveway and stepped, flagged path leading up to timber ledge and brace door to...

#### Entrance Hallway

With tiled floor, staircase rising to second floor, doorway leading through to the Living Room, with radiator and leaded timber framed window.

#### Cloakroom/WC

Fitted with period Royal Dalton suite to comprise; low level WC, pedestal wash hand basin, white washed brick and stone walls with exposed timbers, timber framed leaded glazed window to rear, radiator, continuation of tiled floor.

#### Living/Dining Room

13'6" plus inglenook x 15'9" (4.11m plus inglenook x 4.80m) Feature beamed ceiling, broad inglenook fireplace with cute glazed window to side. Exposed brickwork and tiled hearth, three timber framed multi paned windows to front and rear elevations, wall light points, wood flooring, stable style door to dining/kitchen and further door to enclosed staircase to master bedroom, understairs cupboard.





#### Dining Kitchen

10'4" x 16'5" (3.15m x 5.00m)

With feature vaulted and heavily beamed ceiling, multitude of multi paned windows to front, side and rear elevations. Attractively fitted with a cream shaker style range of wall and base units, with granite working surface and matching upstands, central island, underslung sink drainer unit with mixer tap, concealed Bosch dishwasher, Siemens oven, Siemens microwave oven to side (not working), Siemens four point electric hob with stainless and glazed filter hood over, concealed refrigerator, radiator, feature fireplace with original style bread oven, exposed flagstone floor, ledge and braced stable style door to rear.

#### Snug/Second Reception

11'2" x 12'8" plus fireplace (3.40m x 3.86m plus fireplace)

With feature beamed ceiling, inglenook fireplace with gas stove style fire and exposed brickwork, multi paned timber framed windows to front and rear, radiator, door to useful understairs store cupboard with window, ledge and braced door to...

#### Side Lobby

In turn leading to Bedroom Three, shower room and a useful store cupboard.

#### Bedroom Three

8'8" x 8'1" (2.64m x 2.46m)

With timber framed, glazed window to front and side elevations, timber flooring, double radiators, wall light points.

#### Shower Room

Attractively refitted with a white, modern suite to comprise; low level WC, pedestal wash hand basin with mono-mixer set into vanity cupboard, fully enclosed shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, downlighter points to ceiling, quarry tiled floor, double glazed window to side elevation and radiator.

#### Bedroom One

18'1" max reducing to 11'10" into chimney recess x 15'8" max (5.51m max reducing to 3.61m into chimney recess x 4.78m max) Approached via enclosed dog-leg staircase from the Living/Dining Room, leading up to the Bedroom. Glazed multi paned timber dormer windows to front and rear elevations, exposed beams, two radiators, exposed timber flooring, custom built wardrobes with hanging and drawer units, glazed internal light galleried to Dining Kitchen.

#### En-Suite Bathroom

Fitted with a white suite to comprise; low level WC with concealed cistern, pedestal wash hand basin, bath with mixer tap with telephone style shower attachment, splashback tiling, radiator, timber framed multi paned dormer window to rear elevation.





### Bedroom Two

14'7" inc staircase x 13'8" (4.45m inc staircase x 4.17m)  
 Approached via enclosed staircase from the Entrance Hallway, multi paned timber framed windows to three sides, exposed wall and ceiling timbers, wall light points, exposed timber flooring, radiators, door to useful store cupboard.

### Detached Garage

10'11" red to 9'1" x 19'5" (3.33m red to 2.77m x 5.92m)  
 With timber double doors to front, multi paned glazed window to side, glazed double doors with half windows to either side leading to the garden to the rear. Staircase rising to attic rooms. Timber door and part multi paned glazed door to...

### Side Lobby

With personal door to the garden and doors serving both Utility and Ground Floor Cloakroom.

### Utility

4'11" x 6'1" (1.50m x 1.85m)  
 With wall mounted wash hand basin, space and plumbing for washing machine, space for tumble dryer, multi paned glazed window to side elevation, wall mounted Vaillant boiler, quarry tiled floor.

### Cloakroom

Fitted with a white suite to comprise; low level WC, continuation of quarry tiled floor, timber framed, glazed window to side elevation.

### Loft Rooms

Approached from the rear of the garage via a ladder style staircase.

### First Loft Room

8' between purlins plus eaves space x 8'10"  
 (8' between purlins plus eaves space x 8'10")  
 With central heating radiator, multi pane window to rear, leaded timber framed dormer window to side, exposed timbers, and stable style door leading to...

### Further Loft Room

11'9" from front of cupboards to eaves x 10'  
 (3.58m from front of cupboards to eaves x 3.05m)  
 Feature vaulted ceiling, timber framed window to front elevation, timber and leaded dormer window to side, cupboards with eaves storage, radiator.

### Outside (Front)

The property is approached via a brick block paved driveway area leading up to the garage. Personal gate to the rear garden. Stepped and flagstone style path sloping up to the front of the property, with step up to blue brick block paved pathway area, leading to the front door, cottage style terraced garden to the front with a variety of plants and shrubs.

### Outside (Rear)

There is a large rear garden which is principally, and attractively





terraced over a number of levels to provide seating and lawned areas. Immediately to the rear of the property is a blue brick paved area with steps leading up to flagstone style paved patio terrace, with outside tap, stone retaining walls with steps leading up to further brick block paved pathways, terracing and lawned areas with attractive deep, well stocked herbaceous borders, paved path leading toward the rear of the garden where there is a timber potting shed, and further gravelled and terraced area.

#### [Mobile Phone Coverage](#)

Good outdoor signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

#### [Broadband Availability](#)

Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

#### [Rights of Way & Covenants](#)

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 the same whether mentioned herein or not.

#### [Tenure](#)

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### [Services](#)

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### [Council Tax](#)

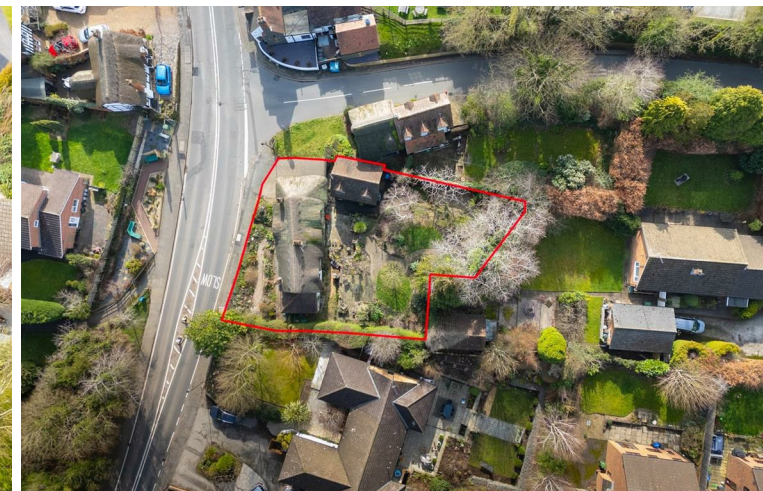
Council Tax Band G.

#### [Location](#)

CV35 7RB

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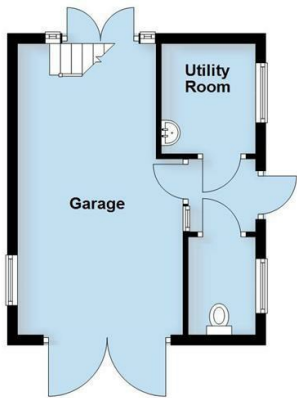




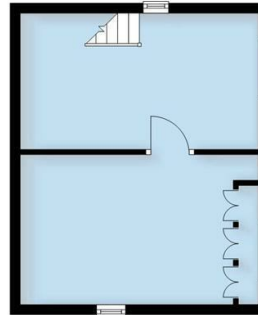


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**Ground Floor**  
Approx. 78.9 sq. metres (849.0 sq. feet)



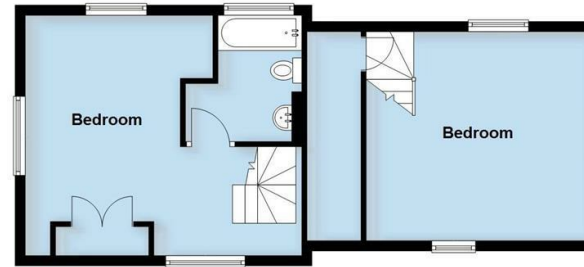
**First Floor**  
Approx. 50.1 sq. metres (539.7 sq. feet)

Total area: approx. 183.9 sq. metres (1979.1 sq. feet)

Total area of the house only is 129m<sup>2</sup>

Total area of Garage and rooms above is 55m<sup>2</sup>

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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