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Wayside, 27, Main Street, Charlecote, Warwick

In need of full modernisation and improvement, a charming two bedroomed character cottage, in this idyllic location.

Briefly Comprising;

Entrance porch, entrance hallway with cloaks recess, large living/dining room, kitchen with pantry, rear lean-to lobby, outside WC. First floor landing, two bedrooms, shower room and additional large bathroom, night storage heating. Lawned fore garden. Rear cottage garden. Parking facility. NO CHAIN.

Wayside

Is a charming Grade II Listed character cottage, located idyllically in the heart of Charlecote, which occupies an excellent position within easy reach of Warwick, Leamington and Stratford centres, with Wellesbourne providing local amenities, just down the road. The property does require extensive updating and improvement, and would offer an excellent opportunity for someone to acquire a property of this size, rarely available within the village.

The Property

Is approached via a gated path over the fore garden giving access to large entrance porch, broad multi paned and glazed entrance door gives access to...

Entrance Hallway

With electric night storage heater,

Cloaks Recess

With period cupboard doors, providing excellent storage.

Living/Dining Room

12'3" max x 16' (3.73m max x 4.88m)
With beamed ceiling, multi paned timber framed window to front elevation with secondary glazed unit behind, further glazed window to rear with secondary glazed unit behind, cupboards to chimney recess, electric Dimplex night storage heater.

Kitchen

12'2" x 8' (3.71m x 2.44m)
With basic wall and base units, with working surface, sink drainer unit, window, beamed ceiling, space for electric cooker, part glazed door to lean-to to rear, door to understairs shelved pantry.

Staircase Rising to First Floor Landing

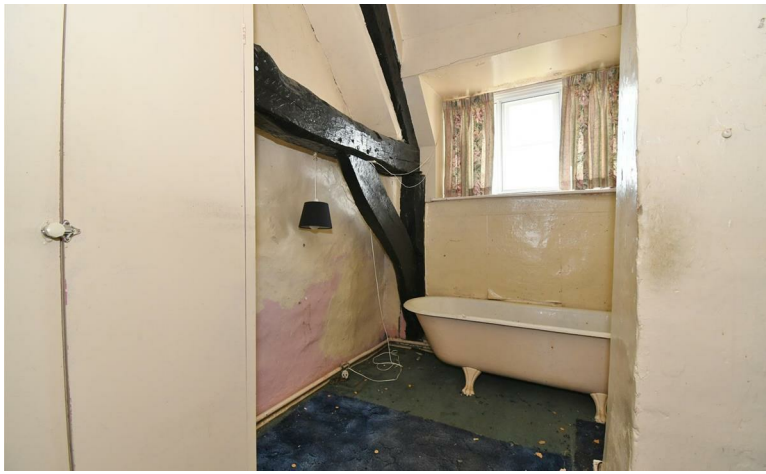
With Dimplex electric night storage heater to dog-leg landing, beamed ceiling, upvc double glazed window to rear elevation, lobby area leading through to the main bedroom.

Bedroom One (Front)

10'10" x 11'8" (3.30m x 3.56m)
With multi paned timber framed window to front elevation with secondary glazed unit behind, Dimplex electric night storage heater, wall light point.

Bedroom Two (Rear)

8'7" x 8'3" (2.62m x 2.51m)
With upvc double glazed window to rear elevation.



Shower Room
Fitted with a light coloured suite to comprise; shower cubicle, low level WC, wash hand basin set into vanity cupboard, downlighter points to ceiling, full splashback tiling.

Bathroom
7'1" x 12' (2.16m x 3.66m)
Feature ceiling, rolled top claw foot bath, timber framed window to front elevation with secondary glazed unit behind, double doors to airing cupboard with slatted shelving.

Parking
We are advised the owner will have the right to park one domestic car on the parking space directly to the rear of the garden.

Outside (Rear)
To the rear of the property is an enclosed rear garden, laid to a combination of flag stone style patio and lawned areas with cottage style borders, small timber shed, small timber part glazed shed/summerhouse.

Lean-To/Rear Lobby
With pitched roof, windows and door, and ledge and braced door to downstairs WC, with low level WC.

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 with the exception of 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

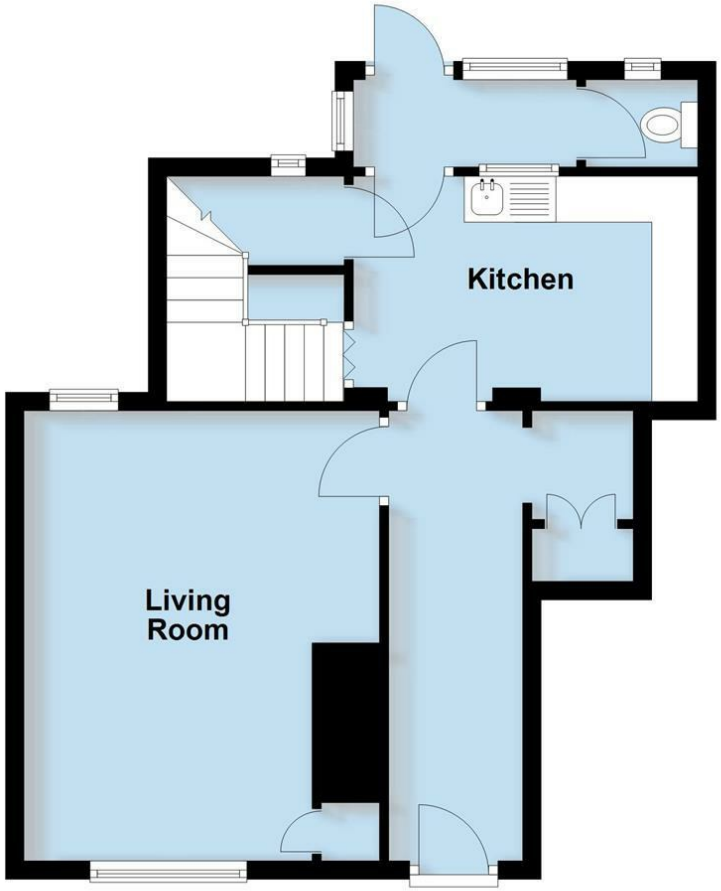
Council Tax Band C.

Location

CV35 9EW

Ground Floor

Approx. 47.5 sq. metres (511.3 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.4 sq. feet)

Total area: approx. 88.7 sq. metres (954.7 sq. feet)

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

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