

# BELVOIR!

Guide Price £485,000



## Rose Cottage

Eathorpe, Leamington Spa CV33 9DE

Nestled in the picturesque and highly sought-after village of Eathorpe, this beautifully renovated three-bedroom terraced cottage perfectly blends period charm with modern comfort, offering stylishly updated accommodation, a charming garden overlooking open paddock land, and driveway parking in one of the area's most desirable villages.

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## ACCOMMODATION

The property is entered via a welcoming entrance porch, leading through to a hallway that provides access to the main living areas of the home. The cottage is full of character, with period features throughout and a traditional open fireplace forming the focal point of the inviting front living room. Recently renovated, the home also benefits from double-glazed windows throughout, providing warmth and energy efficiency while maintaining its traditional cottage feel.

The charming country-style kitchen is well appointed with integrated appliances and features a range of fitted cupboards from floor to ceiling, offering excellent storage while complementing the character of the space. The kitchen is fitted with a Bosch five-ring induction hob, Bosch combi oven/microwave above a second Bosch oven, and integrated Neff dishwasher and washing machine. Designed as an open-plan area with space for a dining table or additional seating, it also features French doors leading out to the garden, creating a bright and inviting space for everyday living and entertaining. The ground floor also benefits from a convenient downstairs WC.

Upstairs, the property offers three well-proportioned bedrooms. The second bedroom benefits from fitted wardrobes, providing excellent built-in storage, while the remaining bedrooms offer flexible accommodation ideal for family living, guests, or a home office.

The property also features a well-presented family bathroom, fitted with both a separate bath and shower.

Externally, the garden is a real highlight. It enjoys a patio seating area perfect for outdoor dining and entertaining, along with a well-maintained lawn laid to turf. The garden is bordered by mature trees and enjoys lovely views over a neighbouring paddock, with the land gently leading down towards the river, creating a peaceful countryside setting.

To the front of the property, there is the added benefit of a driveway providing parking for one car.

Eathorpe is a truly special village, well known locally for its spectacular annual Christmas lights display organised by residents to raise money for charity. With a welcoming village hall, nearby pubs, and a strong sense of community, it's an idyllic



Total Internal Living Area 91.18 square metres / 981 square feet

Ground Floor

First Floor



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		64	
		73	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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