

LODGE COTTAGE, VILLAGE STREET, LEAMINGTON SPA CV33 9AS



A DETACHED COTTAGE WITH ENORMOUS CHARM, LOCATED IN THE POPULAR VILLAGE, OFFCHURCH.

- **DETACHED COTTAGE**
 - **DRIVEWAY**
 - **GARDEN**
 - **NO CHAIN**
- **MODERNISED AND IMPROVED THROUGHOUT**
 - **THREE BEDROOMS**
- **GALLEY KITCHEN WITH UTILITY**
 - **BATHROOM**
- **VILLAGE LOCATION**

3 BEDROOMS

PRICE GUIDE £500,000

Being offered for sale with the benefit of no onward chain and providing, this is a rare opportunity to purchase a detached former lodge house situated within a picturesque and highly regarded village.

Lying within the shadow of the village church, the property has a particularly characterful appearance with the gas centrally heated accommodation including a comfortably proportioned lounge, kitchen and ground floor bathroom in addition to three first floor bedrooms. Also benefiting from a partly walled garden, this is a property that gives the purchaser scope to create a comfortable and sympathetic period home.

The cottage has been improved and modernised throughout, with a new kitchen and bathroom particularly eye catching. With an allotment behind the garden, also included, this is a unique, charming village property not to be missed.

Location

Offchurch is a highly regarded and characterful small village lying approximately 3 miles east of central Leamington Spa. At the heart of the village is the ever popular gastro pub, The Stag, there also being a delightful old church within the village itself. Despite its countryside setting, there are excellent local road links and communication links available including access to Leamington Spa and a number of other neighbouring towns, along with access to the Midland motorway network and the Jaguar Land Rover and Aston Martin installations at Gaydon, via the nearby Fosse Way. Leamington Spa railway station provides regular commuter rail links to London and Birmingham amongst other destinations.

Enclosed Entrance Porch

Inner door opening into the lounge.

Lounge 13'10" x 12'11" (4.24 x 3.94)

With dual aspect double glazed windows, light point and radiator, door leading to inner hallway.

Inner Hallway

With staircase off ascending to first floor, central heating radiator, door to understairs storage cupboard housing the electric meter together with door to bathroom area.

Bathroom

Being partly ceramic tiled with white fittings comprising low level WC with push button flush, pedestal wash hand basin, panelled bath with fitted Mira electric shower unit over and glazed shower screen, central heating radiator and obscure double glazed window.

Kitchen 14'0" x 8'7" (4.27 x 2.64)

A lovely sized galley kitchen which has a range of base and wall units, integrated appliances and a utility room adjacent.

Utility

Having two double glazed windows, central heating radiator and door giving external access to the garden.

Landing

Access to three bedrooms.

Bedroom One 10'7" x 10'7" (3.25 x 3.23)

Double glazed window and central heating radiator.

Bedroom Two 10'5" x 8'9" (3.18 x 2.67)

Double glazed window and central heating radiator.

Bedroom Three 11'6" x 8'2" (3.51 x 2.51)

With double glazed window, central heating radiator and built-in cupboard housing the Worcester gas fired combination boiler.

Garden

A good length garden extends to the side of the property having a walled boundary to two sides and gates giving foot access out onto Village Street.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is D.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

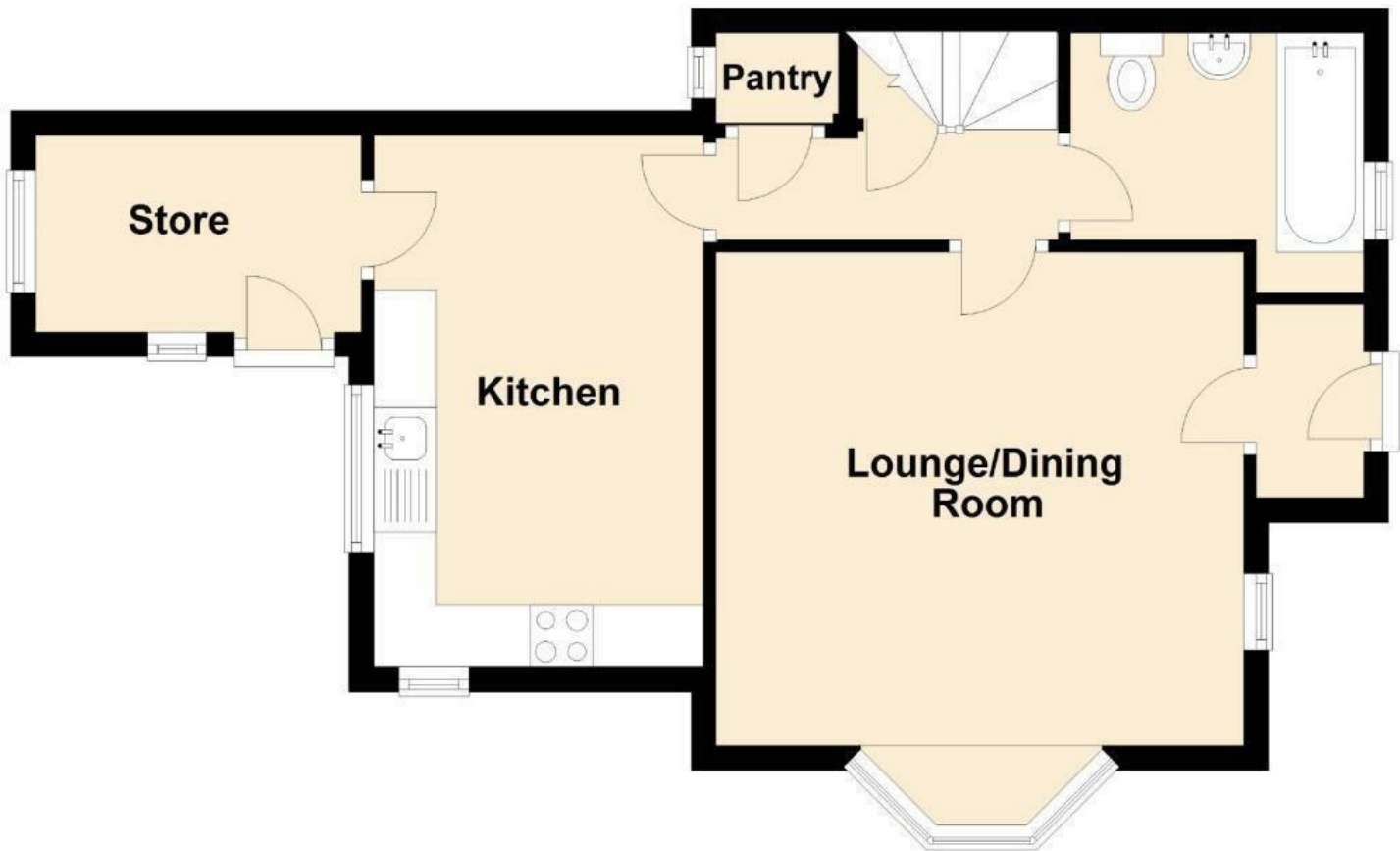
Viewings

Strictly by appointment through Hawkesford on 01926 438123



Ground Floor

Approx. 39.8 sq. metres (428.5 sq. feet)



Total area: approx. 74.9 sq. metres (806.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

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