



SHREWLEY COMMON, WARWICK, CV35 7AZ  
GUIDE PRICE £795,000





- Beautifully Extended Three Bed Cottage
  - Three Double Bedrooms
  - Private Gated
- Impressive Lounge/Diner
  - Stunning Bathroom With Antique Style Tub
  - Large Landscaped Gardens
- Extensive Breakfast/Kitchen/Family Room
  - Timber Double Garage
  - Paddocks With Approx. 3.5 Acres

PROPERTY OVERVIEW

Garden Cottage presents a fantastic opportunity to purchase this impressive and extended three bedroomed semi detached cottage set within extensive landscaped gardens and grounds with approximately 3.5 acres of private paddock. This beautifully presented three bedroom cottage is set behind a wide frontage with gravelled driveway and private double gated entrance leading to extensive outbuildings, separate studio and access into the main property. The cottage has been significantly extended and provides access via a picket style gate to the front with formal landscaped gardens and recently extended porch, or access via the rear gardens into a large rear lobby / boot room providing access to all ground floor accommodation. Retaining many features associated with a traditional property, the cottage affords a large open plan breakfast kitchen / family room which in turn leads into a large open plan and dual aspect living / dining room. To the front of the property is an extended porch, guest cloakroom located off the entrance hallway which in turn has stairs leading to all first floor accommodation. To the first floor are three excellent bedrooms which are all serviced via a large refurbished bathroom with separate bath and walk in shower. Outside, Garden cottage affords extensive landscaped gardens which are mainly laid with lawn, formal borders, shrubs and trees, outside storage units, greenhouse and shed. In addition the gardens include a garage which has been converted into a studio which is perfect for those seeking to work from home. Located to the front boundary are a number of storage sheds / units and a gated entrance provides access into paddocks extending to approximately 3.5 acres. To view this outstanding property please contact Xact Homes for your private viewing.

PROPERTY LOCATION

Warwick offers an excellent range of amenities which include shopping, recreational facilities and the historical Warwick Castle. There is a variety of private and public schools within the area and outside the area in Leamington Spa. There are regular trains from both Warwick Parkway and Leamington Spa to London Marylebone. Located a short distance north of the town centre is Warwick railway station, which has direct rail services to Leamington Spa, London, Birmingham and Stratford-upon-Avon. The motorway network is easily accessible with the M40 J15 just 3 miles away from the Town centre giving access to the North and South.

COUNCIL TAX  
Band E



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

**TENURE**

Freehold

**SERVICES**

Mains water and electric, (drainage is via a septic tank) and solid fuel heating via the Rayburn.

**BROADBAND**

BT

**GARDEN**

North West facing

**ITEMS INCLUDED IN THE SALE**

Rayburn free standing cooker, Logik integrated hob, freezer (in the summer house), all carpets, all curtains, all blinds, all light fittings, garden shed, greenhouse, electric gate, summer house, all the chicken runs and houses, fish in pond and logs and firewood.

**PORCH 12'8" x 3'9"**

**ENTRANCE HALLWAY**

**CLOAKROOM/WC 6'8" x 6'3"**

**LOUNGE 12'0" x 9'8"**

**DINING ROOM 18'1" x 12'6"**

**BREAKFAST KITCHEN FAMILY ROOM 27'2" x 9'9"**

**REAR HALL/UTILITY 16'7" x 6'9"**

**FIRST FLOOR**

**BEDROOM ONE 12'9" x 13'0"**

**BEDROOM TWO 12'0" x 11'8"**

**BEDROOM THREE 16'4" x 6'9"**

**BATHROOM 9'10" x 8'8"**

**OUTSIDE THE PROPERTY****GARDEN.**

North West facing

**GARAGE 16'0" x 20'0"**

**SHED ONE 23'8" x 9'8"**

**SHED TWO 10'4" x 19'2"**

**PADDOCKS****MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

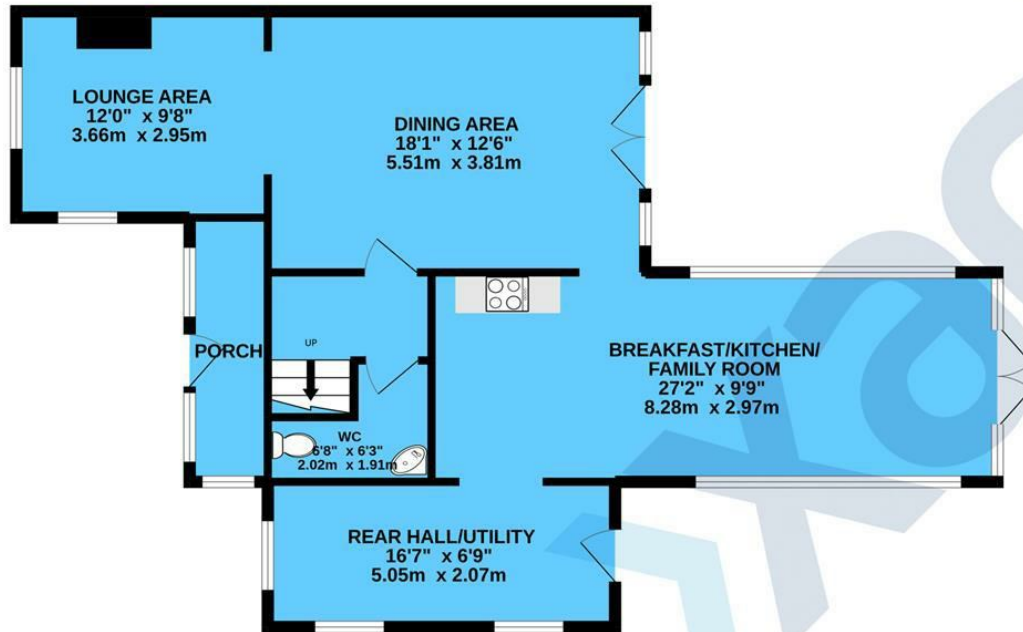




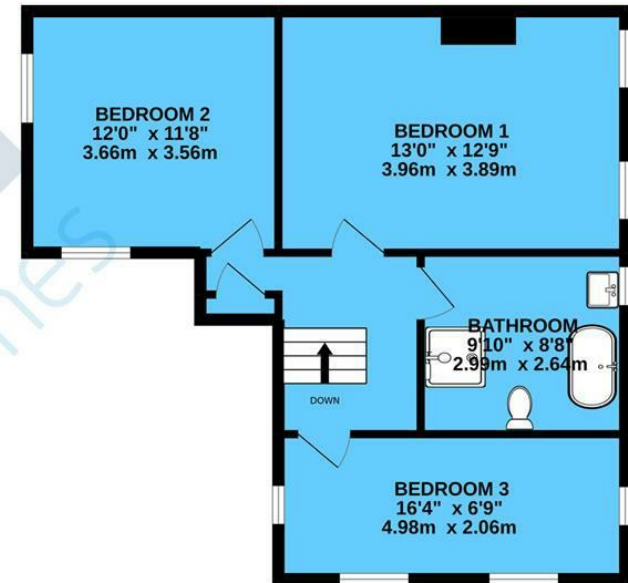




GROUND FLOOR  
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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