



**Stratford Road , Loxley**

Warwick, CV35 9JN

Jeremy  
McGinn & Co 

# Available at Guide Price £475,000



Occupying a delightful position within the pretty and highly regarded village of Loxley, Clematis Cottage is an attractive semi-detached, double-fronted home offered for sale with the advantage of no onward chain. The cottage has been well loved and maintained and is very habitable, yet offers excellent scope for a purchaser to update and enhance to their own taste while retaining its inherent charm and character.

The accommodation begins with a spacious living dining room, a welcoming and versatile space featuring two fireplaces which provide attractive focal points and reflect the cottage's traditional appeal. Also on the ground floor is a fitted kitchen and a ground floor bathroom, adding practicality to the layout. A characterful cottage-style staircase leads to the first floor, where there are three bedrooms, all enjoying pleasant outlooks, together with a modern shower room.

Externally, the property benefits from a mature and well-established garden, predominantly laid to lawn with a patio area providing an ideal spot for outdoor seating and relaxation.

Of particular note is the separate parcel of land located opposite the cottage, a rare and valuable addition. This includes a detached double garage, ample off-road parking and further garden space, offering flexibility for a variety of uses.

Combining a sought-after village location, generous outdoor space, and considerable potential, this charming cottage represents a wonderful opportunity for those seeking a character home with room to personalise, all within easy reach of local amenities and countryside walks.



Computer Generated Staging

**Tax Band: D**

**Council: Stratford District Council**

**Tenure: Freehold**



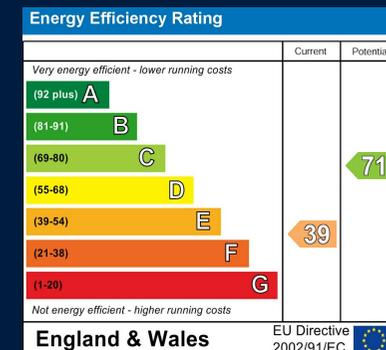
# Floor Plan



# Map



# Energy Performance



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