



Stratford Road , Loxley
Warwick, CV35 9JN

Jeremy
McGinn & Co

Available at Asking Price £500,000



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.





Tax Band: D

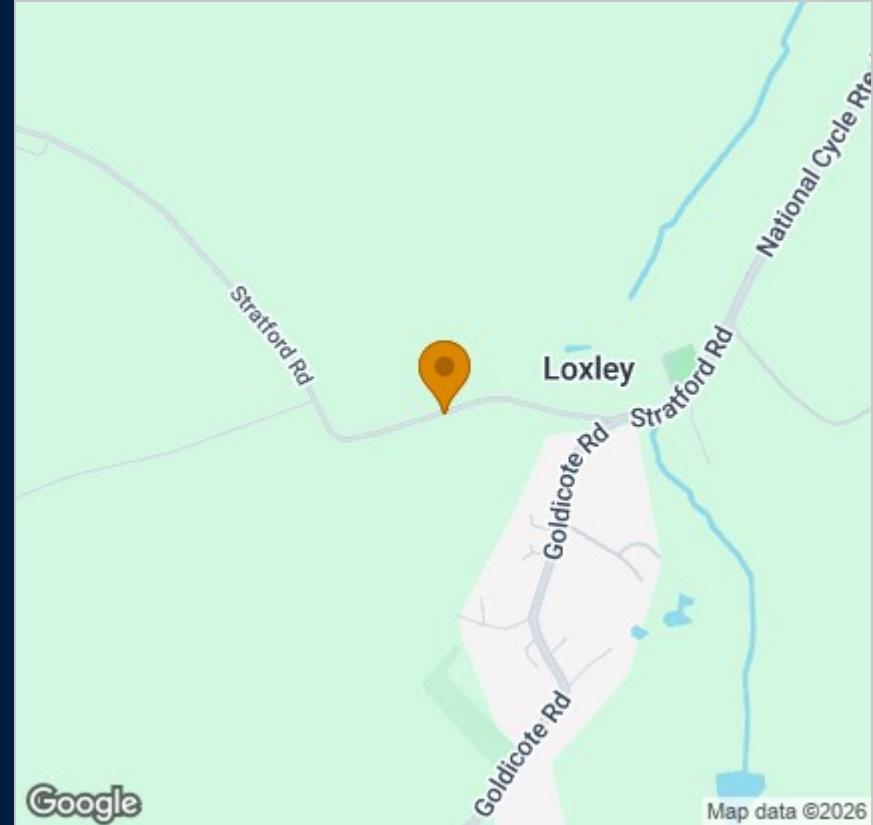
Council: Stratford District Council

Tenure: Freehold

Floor Plan



Map



Energy Performance

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	71	39
EU Directive 2002/91/EC		

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