



**Extended, three bed with large  
gardens**

**1 Asps Cottages  
Banbury Road  
Warwick  
CV34 6SS**



**MARGETTS**  
ESTABLISHED 1806

**Offers Over £625,000**

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Occupying a large plot with substantial gardens and outbuildings, this considerably extended, end of terrace family home enjoys a convenient location handy for Warwick and Leamington, the M40 and major road networks. Viewings are highly recommended to fully appreciate this substantially refurbished family home in a semi rural location, just out of town.

Replacement double glazed front door leads into the reception hall.

#### THROUGH FAMILY ROOM/DINER

23'7" x 10'6"

with radiator, double glazed window to the front of the property, and sliding double glazed full width patio door opening to the rear garden.

#### REFURBISHED KITCHEN

17'6" x 8'9"

with stylish work surfacing and matching up stands extending around the room incorporating sink unit with mixer tap and a four ring induction hob. Double oven under and comprehensive range of base units and drawers also incorporating the AEG slimline dishwasher and breakfast bar. Further range of larder cupboards suitable for an American style fridge. Further range of tall cupboards forming cloak cupboard with hanging rail and shelf.

#### LIVING ROOM

17'7" x 11'11"

with double glazed windows to the front and rear elevation, two radiators and fire setting with hearth and fitted log burner.

#### UTILITY ROOM

8'9" x 6'1"

with radiator, double glazed door to the rear garden and patio and plumbing for washing machine.

#### CLOAKROOM

with low level WC, wash hand basin with mixer tap and cupboard beneath, wall mounted LPG gas fired central heating boiler, and extractor fan.

Staircase from the reception hall leads to the spacious first floor study/landing.

#### LUXURY REFURBISHED SHOWER ROOM

has a large double walk-in shower cubicle with rain shower and adjustable shower, low level WC with concealed cistern and vanity cupboard and "his" and "her" wash hand basins with mixer taps and drawers beneath. Fitted mirror and door to a shelved linen cupboard and double glazed window.



#### **MASTER BEDROOM - FRONT**

16'4" x 10'7"

with double glazed windows to both front and rear elevations, central heating radiator, exposed ceiling timbers to the large roof void and fitted wardrobes with inset lighting, bedside cabinets and storage display shelves.

#### **BEDROOM TWO - FRONT**

15'3" x 8'2" max

with double glazed window to the front, radiator and the dimensions include a comprehensive range of fitted bedroom and study furniture.

#### **BEDROOM THREE - REAR**

8'11" x 8'9"

with radiator and double glazed rear window.

#### **OUTSIDE**

The property is a substantial plot with lawns and patios and lots of parking.





### **THE FRONT OF THE PROPERTY**

has a large shaped lawn with patio areas.

The garden enjoys a number of out buildings as listed:-

### **OFFICE/BAR**

19'0" x 8'6"

with double glazed windows, door, light and power.

### **TIMBER SUMMER HOUSE**

8'5" max x 8'5" max

with decking and timber pergola and log store behind.

### **LARGE GYM**

19'9" x 13'1"

with double glazed doors, windows, electrics and power.

### **LARGE TIMBER GARDEN SHED**

### **BRICK BUILT GARDEN STORE**

adjoining the property.

### **GENERAL INFORMATION**

The property has mains, water and electric. There is an LPG gas storage tank in the front garden and the cottage shares a septic tank located at number four.

There are two title plans for the property and the garden.



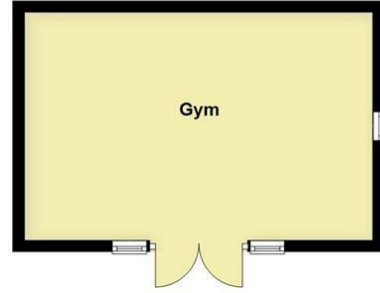


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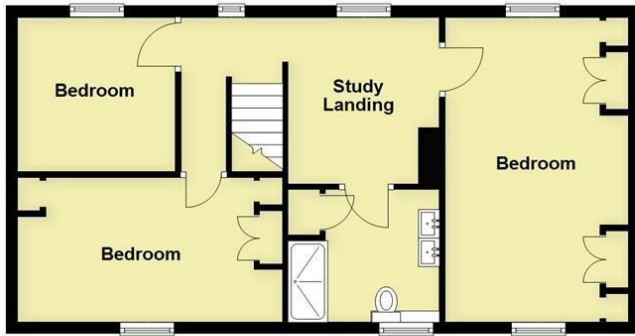
**Ground Floor**

Approx. 72.4 sq. metres (779.0 sq. feet)  
(excluding Bar/Office, Summer House, Gym)



**First Floor**

Approx. 57.5 sq. metres (619.1 sq. feet)



Total area: approx. 129.9 sq. metres (1398.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

The total area does not include the outbuildings

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            | 66        |
| (39-54) <b>E</b>                                   | 47                         |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

**CONTACT**

12 High Street  
Warwick  
Warwickshire  
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk



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