



**Exciting opportunity, extended 4 bed
cottage**

**2, Leaffield Farm Cottages
Stratford Road
Longbridge
Warwick
CV34 6RA**



MARGETTS
ESTABLISHED 1806

Price Guide £595,000

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An exciting and rare opportunity to acquire a substantial, extended handsome semi-detached, former farm cottage, with extensive gardens and off-road parking together with large DOUBLE GARAGE with loft above. The property sits on a plot of 0.36 acres, and yet is extremely convenient for access back into Warwick, the A46, M40 & Warwick Parkway Station. Delightful semi-rural views and four bedrooms. Viewing is strongly recommend.

Canopy porch and front door opens into the

RECEPTION HALL

with tiled floor and radiator.

CLOAKROOM

with low level WC, wash hand basin with mixer tap, obscured double glazed window and extractor fan.

ATTRACTIVE THROUGH LOUNGE

17'4" x 10'9"

with windows extending to 3 sides, this delightful room has radiator, coved ceiling, double glazed patio doors opening onto the patio and garden.

SPACIOUS DINING ROOM

17'7" x 11'10" max

with double glazed window to the front, radiator, open fire setting, coved ceiling, and double glazed patio doors opening into the

CONSERVATORY

11'6" x 6'10"

with double glazed patio doors to rear garden. Door opening to deep storage cupboard which has a power point currently housing the tumble dryer.

IMPRESSIVE RE-FITTED KITCHEN

18'6" x 8'8"

with modern roll edge work surfacing on either side of the room incorporating the Baumatic four ring electric induction hob, and one and a quarter bowl single drainer sink unit with mixer tap and comprehensive range of base units and drawers beneath. Space and plumbing for washing machine, large bank of wall cupboards with shelving and cupboards above and integrated full-sized refrigerator. Integrated Hotpoint double oven and grill, tiled floor, radiator and down lighters together with Velux double glazed roof light and double glazed patio doors with matching side window opening to the rear patio and garden. Off the kitchen there is a double door under stairs storage cupboard and further door opening to a large shelved pantry cupboard with return door to the dining room.

Staircase from the reception hall proceeds to the

FIRST FLOOR LANDING

with radiator and double glazed windows.

BEDROOM ONE - FRONT

10'9" x 10'10"

with radiator and double glazed window affording attractive views.



BEDROOM TWO - FRONT

15'6" max reducing to 10'9" x 8'2"
with radiator and double glazed window affording attractive views (the measurements include sliding doors which open into

ENSUITE

fully tiled shower cubicle with wash hand basin.

BEDROOM THREE - FRONT

14'2" x 8'8" excluding wardrobes
with double glazed window to the front and radiator and the dimensions exclude a range of fitted wardrobes above the bulkhead.

BEDROOM FOUR - REAR

8'7" x 8'11"
with radiator and double glazed window.



FAMILY BATHROOM

has a white suite with panelled bath having a mixer tap and handheld shower attachment, wash hand basin, low-level WC, tiled shower cubicle with adjustable shower, large tiled areas, obscured double glazed window and heated towel rail.

OUTSIDE

FRONT OF THE PROPERTY AND PARKING

there is a lawned fore garden and a large block paved parking area providing parking and giving access to the oil storage tank and the

LARGE DOUBLE GARAGE

17'10" x 16'3"

with electrically operated up and over garage door, power and light and personal door into the rear garden. There is also access to the loft.

DELIGHTFUL REAR GARDEN

mainly laid to lawn with a deck and paved patio area with frame suitable for a summer awning, the garden is stocked with trees and shrubs and we are informed by the owner that there is a Bramley apple tree for cooking, three eating apple trees, a number of pear trees, green gauge bush, plum tree and gooseberry and blackcurrant bushes. In addition there is a

BRICK BUILT GARDEN STORE

covered oil combi boiler located near the rear kitchen doors.

LARGE TIMBER GARDEN SHED

GENERAL INFORMATION

We understand the property is freehold.

We understand there are Wayleave Agreements and Covenants in place, for example, the property can't form part of a tourist business, or golf course, cricket club or sports club - please ask for details.

We understand mains electricity, water and main drainage are connected to the property. Access to be given.

The central heating is operated via an oil fired central heating system with recently installed boiler.





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Total area: approx. 131.3 sq. metres (1413.6 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 Garage

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	64
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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