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Main Street, Eathorpe

Price guide  
£489,000



A newly renovated four bedroom period cottage in the heart of Eathorpe, with stunning views of the local countryside. The property comprises four good sized bedrooms, four bathrooms and an open plan kitchen/dining area, all in keeping with its period charm.

\* Ample off-road parking

### Eathorpe

Is a charming rural village situated just off the Fosse Way, surrounded by beautiful open countryside, yet only 8 miles away from the centre of Leamington Spa. It is also within easy reach of Coventry, Rugby, Banbury and Warwick. Within the village it boasts a newly refurbished country pub, village hall, allotments and a childrens play park. Further facilities are available close by in the Long Itchington and Cubbington as well as being within easy reach of the motorway network, with the M6, M40 and M1 being approx. 6 miles away.

### Key Features

- \* Extended and improved family property
- \* Kitchen/dining room
- \* Four bedrooms and four bathrooms
- \* Wonderful views to the rear
- \* Multi fuel burning stove
- \* Attractive village location

### Corridene

Is an substantially extended period cottage of style and character, which has been extended to create a deceptively large four bedroom property with four bathrooms, a charming lounge with log burner stove and an open plan kitchen/diner. The property has been completely modernised and refurbished approx five years ago to a very high standard. Being pleasantly situated in the heart of the village, Corridene includes ample off road parking a large landscaped rear garden with open aspect. Viewing is essential.

In further detail the accommodation comprises:-





## Ground Floor

### Hallway

From the glazed front door leading into the main hallway with oak wood flooring, period radiator, all doors off leading to the first floor landing, under stairs storage cupboard and double glazed window to front elevation.

### Lounge

15'11" x 12' (4.85m x 3.66m) With double glazed bay window to front elevation, feature period radiator, feature fireplace with oak beam over, an inset multi fuel log burning stove, slate hearth, feature beam ceiling and alcove cupboard, wall light point and TV point.

## Kitchen/Diner

21'7" x 12'5" (6.58m x 3.78m) With a range of grey shaker style floor and wall mounted units with work surfaces, inset one and a half bowl ceramic sink with mixer tap over integrated 5 ring gas hob with extractor fan over, integrated double oven, microwave, washing machine, dryer, dishwasher, adjoining peninsular unit, freezer recess, wine cooler and under unit mood lighting, double glazed window to rear elevation, double glazed patio doors leading out to the rear patio, ceramic tiled floor with under floor heating, LCD ceiling mounted lighting.

## First Floor

### First Floor Landing

With feature period radiator and cottage style doors leading off.

### Master Bedroom

11'10" x 12'6" (3.61m x 3.81m) With feature period radiator, double glazed window to rear elevation, oak sliding four door wardrobe with hanging rail and shelf and door leading off to...

### En-Suite Bathroom

With a white suite comprising; low level WC, wash hand basin set in a grey vanity unit, walk in shower cubicle with glass





doors and power shower over, ceramic tiled wall and floor surround, ceiling mounted LED lighting, ceiling mounted extractor fan and wall mounted heated towel rail.

### Bedroom Two

12'1" x 11'6" (3.68m x 3.51m) L-shaped room with a double glazed window to the front elevation, feature period radiator, two double door wardrobes with hanging rails and shelf and door off to...

### En-Suite Bathroom

With low level WC, wash hand basin set into vanity unit, large walk-in tiled shower cubicle with glass doors, electric power shower, feature period radiator with heated towel rail over, ceiling mounted LED lighting and a ceiling mounted extractor

fan.

### Bedroom Three

10'4" x 9'4" (3.15m x 2.84m) Currently used as a study with a double glazed window to the rear elevation and a feature period radiator.

### Family Bathroom

9'11" x 5'9" (3.02m x 1.75m) With white suite comprising; low level WC, pedestal wash hand basin with mixer tap, inset bath with mixer tap and mixer shower over, two double glazed windows to the front elevation, ceramic tiled wall and floor surround, feature period radiator with heated towel rail over.

### Second Floor

Stairs rising to the second floor landing with a feature velux window.

### Bedroom Four

21' x 16'8" (6.40m x 5.08m) With feature velux window to the rear elevation, central heating radiator, built in two door wardrobe, feature beam ceiling, 3 doors leading into separate loft space areas and LED ceiling mounted lighting.

### Wet Room

Being fully tiled with a low level WC, pedestal hand basin, chrome mounted wall power shower, wall mounted towel rail, ceiling mounted extractor fan and LED ceiling mounted lighting.





### Outside Rear

A large paved patio area and paved pathways, leading to an archway to the front of the property. The garden is fully enclosed with feature borders with mature shrubs and trees, mainly laid to lawn with large summer house (9'10" x 5'6"), with a separate wood store, lighting and power, views over open countryside.

### Outside Front

Wrought iron gate with wrought iron railings, block paved brick pathways to the front door, feature front garden with mature borders, featuring mature shrubs and trees, mainly laid to lawn. Granite driveway giving off road parking, archway leading back to the rear of the garden.

### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

### Services

All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

### Location

The property can be approached by proceeding north from our office via Clarendon Place. On reaching the roundabout take

the third exit into Lillington Avenue, proceed for its entirety following onto Lillington Road. Turn right at the roundabout into Cubbington Road and proceed for its entirety, following onto Rugby Road, following the sign posted route through Cubbington and Weston Under Wetherley towards Princethorpe. Upon reaching Wappenbury, take the sign posted right hand turn through Eathorpe and on entering the village, the property will be found located on the right hand side, identified by an agents for sale board.

### Corridene

Main Street  
Eathorpe  
CV33 9DE



