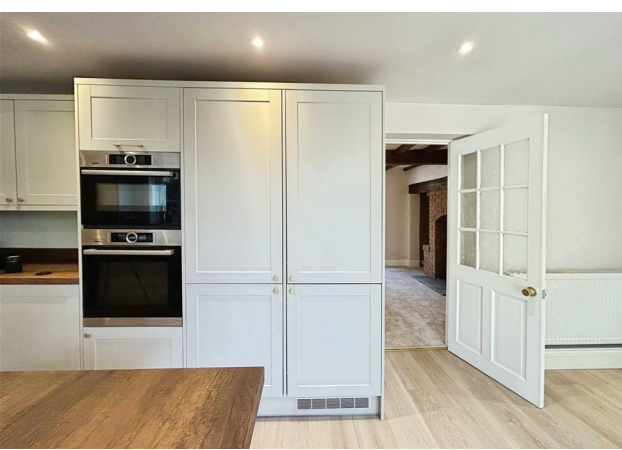
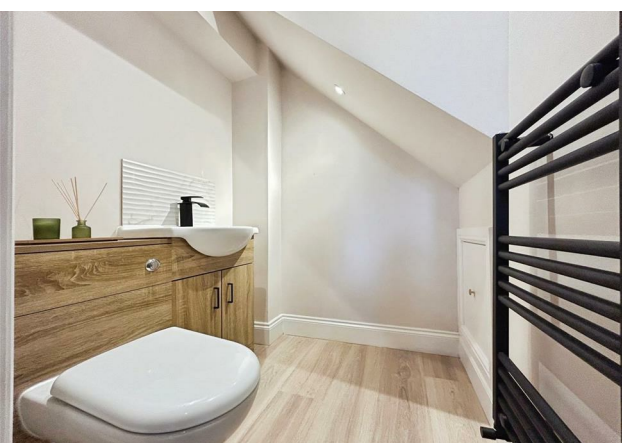




MAIN STREET,

complete 
SALES & LETTINGS





A rare opportunity to acquire a beautifully presented period terraced cottage in the picturesque village of Eathorpe. Recently refurbished to an exceptional standard, the property combines charming original features with stylish contemporary finishes, including a new kitchen with appliances, bathroom and guest WC. The three-bedroom accommodation includes an impressive open-plan kitchen and dining area, separate living room and useful guest WC. To the rear, the generous garden enjoys an open outlook over the surrounding countryside and includes garden sheds for storage. Offering character, quality and a tranquil rural setting, this exceptional cottage must be viewed to be fully appreciated.

Porch

Featuring Karndean flooring, double-glazed windows and a solid wood painted entrance door.

Entrance Hall

Continuation of the Karndean flooring, stairs rising to the first floor, door to the guest WC and opening through to the living room.

Living Room

A characterful and inviting reception room featuring a traditional open fireplace, exposed ceiling beams and newly fitted carpet. Double-glazed windows overlook the front aspect, with a central heating radiator and ceiling light point completing the room.

Kitchen Diner

Recently renovated and beautifully appointed, this impressive open-plan space features a brand-new country-style kitchen with a comprehensive range of base and wall-mounted storage, complemented by wood-effect worktops. Integrated Bosch appliances include an induction hob, combination oven/microwave, additional oven, dishwasher, washing machine and fridge freezer. A double sink and drainer with mixer tap, extractor fan and double-glazed rear window complete the kitchen area. The generous dining space provides ample room for a large dining table and chairs, while French doors open directly onto the rear garden. Central heating radiator and ceiling light points.

Guest WC

Stylish and newly fitted guest cloakroom comprising a contemporary hand wash basin with mixer tap and vanity unit beneath, low-level flush WC and wall-mounted heated towel radiator. Finished with recessed spotlights and modern fixtures.

Stairs & Landing

Fully carpeted stairs and landing with painted timber handrail, ceiling light point and loft access. Doors lead to the three bedrooms and family bathroom.

Bedroom One

A spacious double bedroom featuring newly fitted carpet, an original feature fireplace and double-glazed window overlooking the front elevation. Central heating radiator and ceiling light point.

Bedroom Two

A well-proportioned double bedroom with fitted wardrobes and newly fitted carpet. Double-glazed window overlooking the rear garden and open countryside, together with a central heating radiator and ceiling light point.



Bedroom Three

A well-proportioned third bedroom with double-glazed window overlooking the rear elevation, central heating radiator and ceiling light point.

Family Bathroom

Recently refitted and comprising a separate bath and shower enclosure, low-level flush WC and contemporary hand wash basin with mixer tap and vanity unit beneath. Double-glazed window provides natural light, with a useful storage cupboard completing the room.

Rear Garden

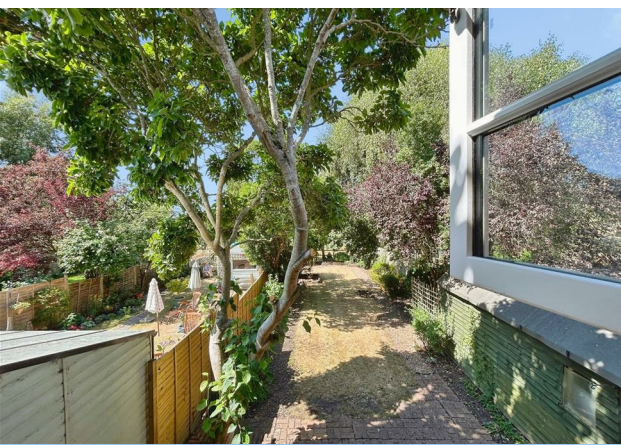
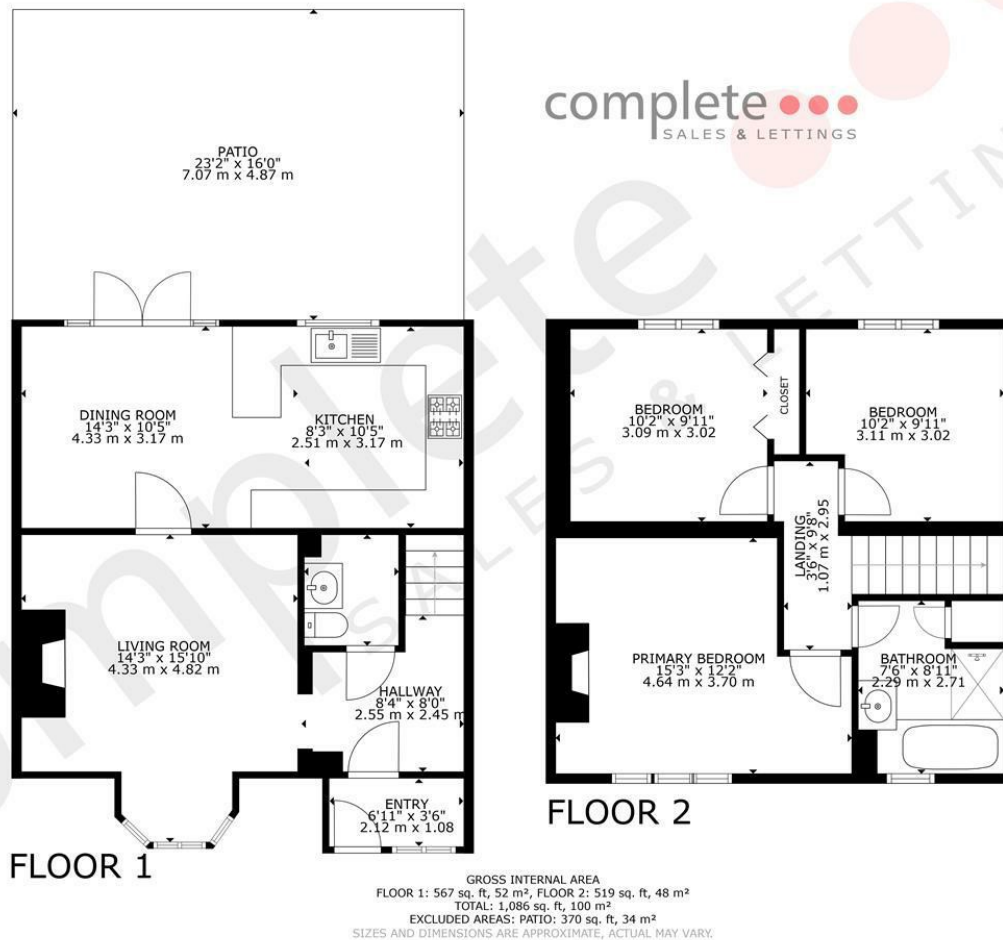
A particular highlight of this attractive home, the beautiful rear garden enjoys a wonderful outlook over open fields and paddocks. Predominantly laid to lawn and bordered by mature trees and established planting, the garden also features a patio area, ideal for outdoor dining and relaxing while enjoying the peaceful countryside setting.

Front & Parking

The property enjoys an attractive traditional frontage, with a gravelled driveway providing off-road parking and a low timber picket fence enclosing the front garden. Established planting and colourful flower borders add to the cottage-style appeal, with a paved pathway leading to the entrance door.

Location



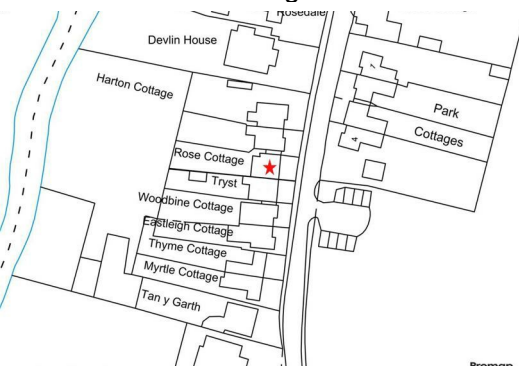


Nestled in the heart of the Warwickshire countryside, Eathorpe is a charming and friendly village located just 5 miles east of Leamington Spa. This picturesque setting offers the perfect blend of rural tranquillity and modern convenience, with excellent access to motorway links, well-regarded local schools, and an abundance of scenic countryside walks and outdoor recreational activities.



- Idyllic Village Location
- Three Bedrooms
- Guest WC
- Generous Garden
- Parking

- Recently Refurbished
- Open Plan Kitchen Diner
- Family Bathroom
- Countryside Views
- No Chain



MAIN STREET, EATHORPE

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

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	64	73

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