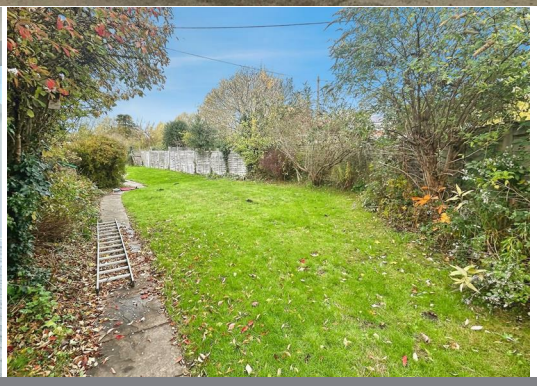








MAIN STREET, EATHORPE

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This charming detached period home offers generous and beautifully balanced four-bedroom accommodation, rich in character and set within a highly regarded village location. Believed to date back to the 1850s and originally serving as the local bakery, the property has since been thoughtfully improved and extended, resulting in a spacious and well-appointed family residence.
The home showcases a wealth of original features, including extensive exposed timber beams, which blend seamlessly with a high standard of modern improvements. The kitchen, in particular, has been comprehensively fitted and stands as a standout feature of the property.
To the rear, a large landscaped garden provides an attractive and private outdoor space, along with the benefit of off-road parking. The current owners have maintained the property to an exceptional standard, ensuring it is ready for immediate enjoyment. The property is being offered NO CHAIN.

Entrance Hall

A welcoming entrance hall featuring exposed beams and rafters, complemented by wood flooring for a warm and characterful feel. The space includes a radiator, wall light points, and a turned balustrade staircase leading to the first floor. A useful under-stair storage cupboard and a UPVC double-glazed entrance door complete the space, with original timber panelled doors providing access to the principal ground floor rooms.

Living Room

Recently recarpeted and full of character, this beamed and raftered reception room features an impressive inglenook fireplace with raised hearth, wood-burning stove, and timber lintel. Additional features include a radiator, a TV point and a double glazed window, creating a warm and inviting space ideal for relaxation.

Open Plan Kitchen/Diner/Family Room

A superb open-plan kitchen and dining space, newly fitted and ideal for modern family living and entertaining. The room features wood-effect flooring and twin sets of patio doors opening directly onto the rear garden, creating a bright and airy atmosphere. The kitchen offers an attractive range of two-tone wall and base units with drawers, complemented by integrated appliances including oven and grill, fridge freezer, dishwasher, and a Neff induction hob. A ceramic double sink with mixer tap sits beneath a well-positioned work surface, while a movable breakfast bar/island provides additional storage and flexible use of the space. Further features include a vertical wall-mounted radiator, ceiling spotlights, and skylights enhancing the natural light into the adjoining garden room area. Doors lead through to both the utility/guest WC and the family lounge. A fantastic open-plan space perfect for cooking, dining, and gathering together.

Utility/WC

A practical utility space featuring tiled flooring, plumbing for both washing machine and dryer, and a stainless steel sink with mixer tap and storage cupboard beneath. The room also includes a low level flush WC and ceiling light point, with a door providing convenient access to the side of the property.

Sitting Room

Featuring wood-effect flooring and original solid timber doors, this spacious family lounge includes a central heating radiator and a double-glazed window to the front aspect plus a second log burner. The room retains charming period detail with exposed ceiling beams and wall-mounted lighting, creating a warm and inviting ambience.

Staircase & Landing

A newly carpeted landing with access to eaves storage and an airing cupboard housing the central heating boiler. Doors lead to four bedrooms and the family bathroom.

Family Bathroom

A spacious family bathroom featuring tile-effect flooring and a double-glazed window to the rear elevation. The suite includes a ceramic pedestal wash basin, low-level flush WC, and a panelled bath with shower over. Additional features include a central heating radiator, wall-mounted mirrored vanity cabinet with shaving point, and ceiling light point.

Bedroom One

A bright dual-aspect double bedroom featuring wood flooring and double-glazed windows to both the front and side elevations. The room benefits from built-in storage cupboards and a charming feature fireplace. Additional fittings include a small hand wash basin with mixer tap set within a vanity unit, central heating radiator, and ceiling light point.



Bedroom Two
A generous double bedroom, newly carpeted and freshly decorated, with a central heating radiator and double-glazed window to the front elevation. The room is completed with a ceiling light point, offering a bright and comfortable space.

Bedroom Three
A spacious double bedroom featuring original flooring and triple-aspect double-glazed windows that provide excellent natural light throughout the room. Additional features include twin ceiling light points and a central heating radiator.

Bedroom Four
A newly carpeted and freshly decorated single bedroom featuring fitted storage cupboards, central heating radiator, and a double-glazed window to the front elevation. Ideal for use as a nursery, dressing room, or home office.

Outside
The property enjoys a pleasant position within the village of Eathorpe, approached via timber gates which open to an off-road parking area. To the rear lies a beautifully landscaped and deceptively large garden. A paved patio offers the perfect space for outdoor dining and relaxation, leading onto a shaped lawn bordered by mature planting. A pathway continues to a further extensive lawned area, again bordered by established shrubs and flowers, and on to a sizeable kitchen garden. The garden also includes a timber shed and is enclosed by close-boarded fencing and mature foliage to provide both privacy and an attractive outlook.

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

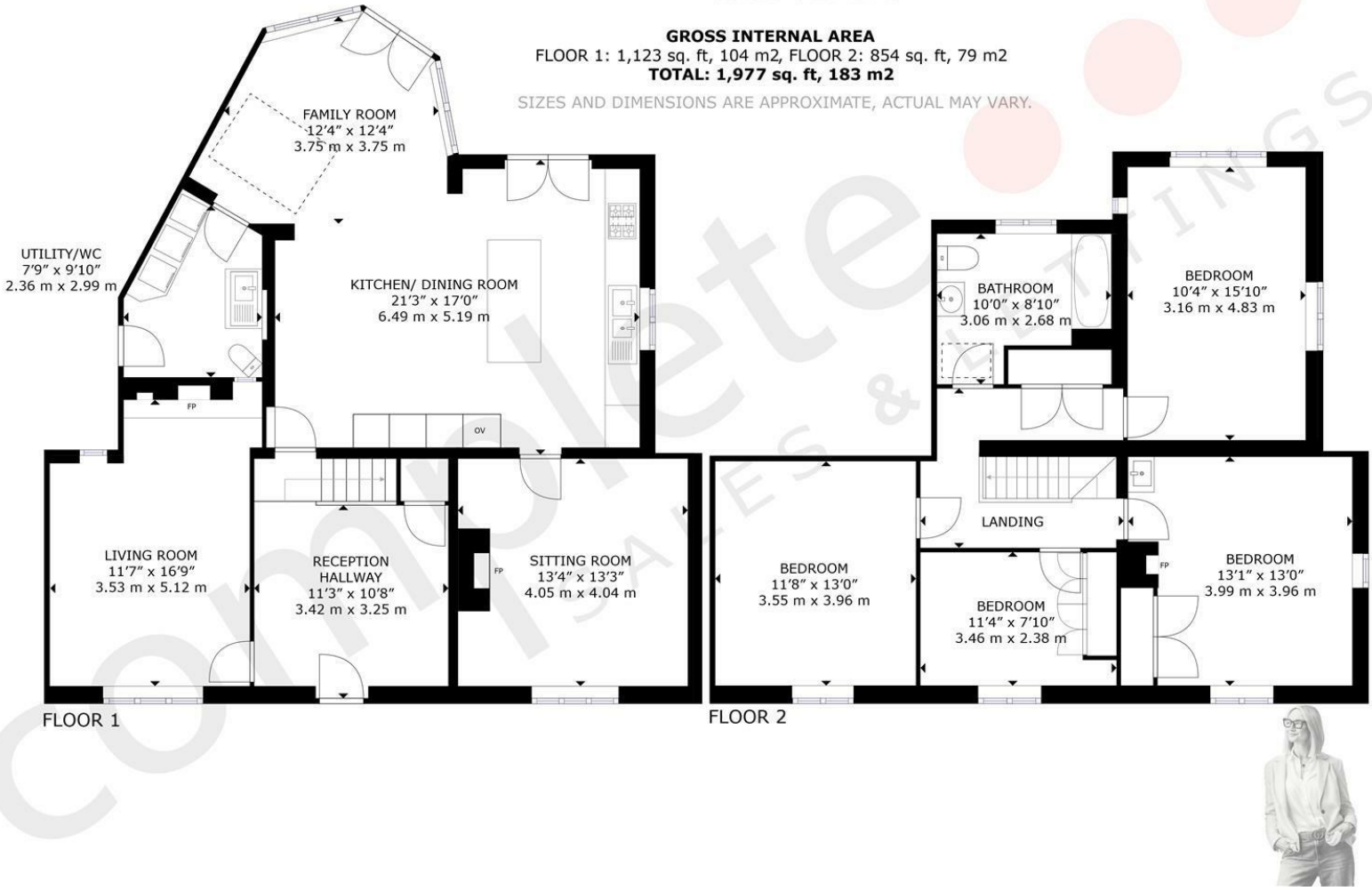




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GROSS INTERNAL AREA
FLOOR 1: 1,123 sq. ft, 104 m2, FLOOR 2: 854 sq. ft, 79 m2
TOTAL: 1,977 sq. ft, 183 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





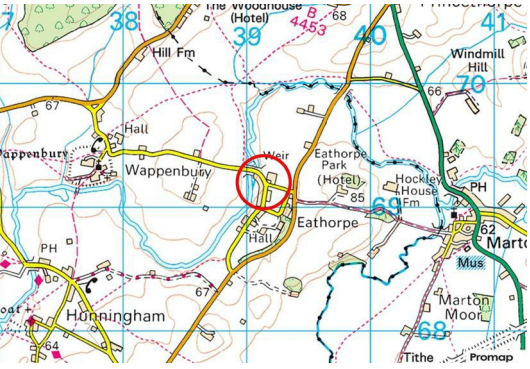
motorway links, well-regarded local schools, and an abundance of scenic countryside walks and outdoor recreational activities.



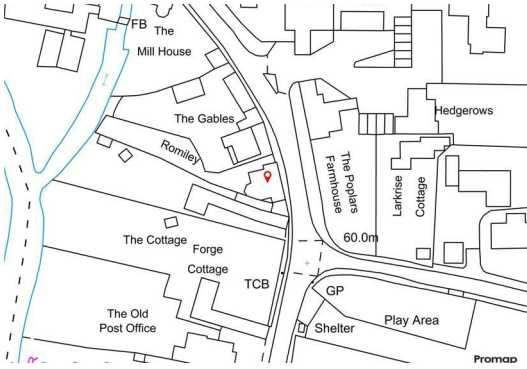




- Detached Period Cottage
- Four Bedrooms
- Open Plan Kitchen/Diner
- Off Road Parking
- Fantastic Open Plan Kitchen/Diner
- Idyllic Village Location, active community and serene surroundings
- Utlity Area
- Original Features
- Large Rear Garden
- Motorway Links Nearby For Seamless Commuting

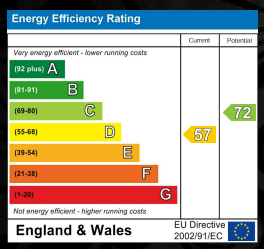






MAIN STREET, LEAMINGTON SPA

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



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