



**18 Village Street**

Leamington Spa **CV33 9AP**

Guide Price £600,000





# 18 Village Street

## Offchurch

Idyllically positioned in the leafy heart of sought-after Offchurch village, this substantial and extended end-terraced cottage originally comprised two agricultural cottages which have been combined into one. Offered for sale with the benefit of no onward chain, the accommodation has much character, including exposed beams and timbers, while also offering exceptional future potential for a buyer to modernise and possibly reconfigure the existing layout. Externally, the cottage occupies a generous plot with good gardens to the front and rear of the property. A driveway and garage provide ample parking and there are fabulous views from the rear, extending over fields and countryside.

### LOCATION

The picturesque village of Offchurch lies approximately three miles east of Leamington Spa. Having ancient origins connected to Offa, the King of Mercia, the village boasts a wealth of character, at the heart of which is the Parish Church of St Gregory, and The Stag, a well-known public house and eatery. Despite its semi-rural location, Offchurch is exceptionally well placed for access to local communication links including the Midland motorway network and the Jaguar Land Rover and Aston Martin sites at Gaydon. Leamington Spa railway station provides regular commuter rail links to many destinations, notably London and Birmingham.

### ON THE GROUND FLOOR

Entrance door opening into:-

### ENCLOSED ENTRANCE PORCH

With blue brick paved floor and inner entrance door to:-

### DINING ROOM

4.55m into inglenook x 3.07m (14'11" into inglenook x 10'1")

An immensely charming and characterful room with inglenook style fireplace having beam over, open fire and quarry tiled hearth, window to front elevation, central heating radiator and door to:-

### LOUNGE

5.13m x 4.93m into inglenook (16'10" x 16'2" into inglenook)

An immensely charming and characterful room with inglenook style fireplace having beam over, open fire and quarry tiled hearth, wood flooring, exposed beams, two central heating radiators, staircase ascending to the first floor, windows to front and rear elevations and door to the patio at the rear.

### KITCHEN

4.67m x 2.41m (15'4" x 7'11")

Fitted with a range of wood units comprising base cupboards, drawers and one double wall cabinet with worktops over and tiled splashbacks, double drainer stainless steel sink unit, electric cooker connection, window to rear elevation, central heating radiator and door to:-

### STORE ROOM

4.65m x 1.78m (15'3" x 5'10")

Which could be adapted for a range of other uses, having replacement wall-mounted Worcester gas-fired boiler, insulated hot water cylinder and storage shelving.

### BREAKFAST ROOM

3.51m x 2.06m (11'6" x 6'9")

With central heating radiator, window to rear elevation and door to:-

### LOBBY

With door providing external access and further door to:-

### CLOAKROOM/UTILITY

With close-coupled WC, pedestal wash hand basin, space for washing machine and central heating radiator.

### ON THE FIRST FLOOR

### LANDING

With central heating radiator, access to roof space, exposed timbers and doors to:-

### BEDROOM ONE (REAR)

5.26m x 4.34m (17'3" x 14'3")

An exceptionally large principal bedroom with fitted wardrobes and storage, two central heating radiators and two rear elevation windows that take full advantage of the views beyond the rear garden to fields and countryside. There is also a screened-off shower enclosure and wash hand basin which could provide an opportunity to create more permanent en suite facilities. Second access to roof space.

### BEDROOM TWO (FRONT)

4.34m x 2.72m (14'3" x 8'11")

With exposed timbers, central heating radiator and two windows to front elevation.

## Features

Extended Character Cottage

Beautiful Village Setting

Two Reception Rooms

Kitchen with Adjoining Store and Breakfast Room

Three Double Bedrooms

First Floor Bathroom

Generous Front and Rear Gardens

Driveway and Garage

Excellent Future Potential

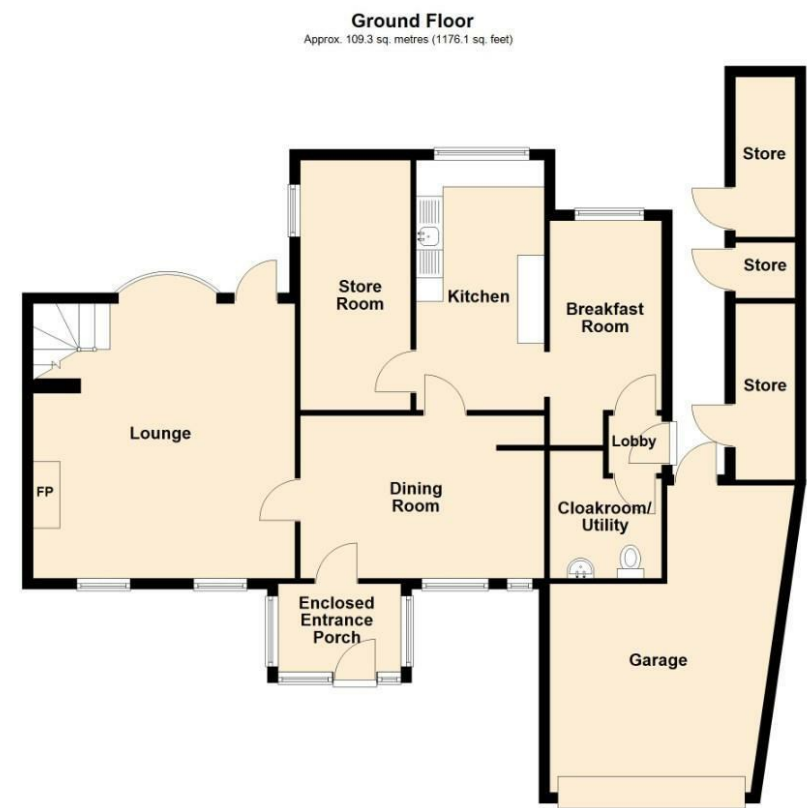








# Floorplan



Total area: approx. 171.5 sq. metres (1846.0 sq. feet)

## General Information

**Tenure**  
Freehold

**Fixtures & Fittings**

## Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

## Council Tax

Band E - Warwick District Council



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## Contact us

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## Visit us

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