

# Horton & Senate



## Horseshoe Cottage Mill Lane, Rowington, Warwick, CV35 7DQ

£2,300

- Available Now
- Detached Double Garage with mezzanine floor
- Unfurnished
- Rural Location
- Two Reception rooms
- Must View!!
- Three Bedroom Cottage
- "country style" kitchen
- Private Gardens

# Horseshoe Cottage Mill Lane, Warwick CV35 7DQ

Horton & Senate bring to the market this charming three bedroom cottage in a rural location. The property boasts a private drive, mature gardens, a detached double garage with mezzanine floor, spacious traditional "country style" kitchen , separate utility room, a delightful bright and airy living room with fantastic views of the rear garden , additional reception room , two shower rooms on each floors and a separate WC on the ground floor.

If you are looking for a secluded location then this is perfect for you! Available now

Additional £160 per month charge for the gardener.

3

1

2

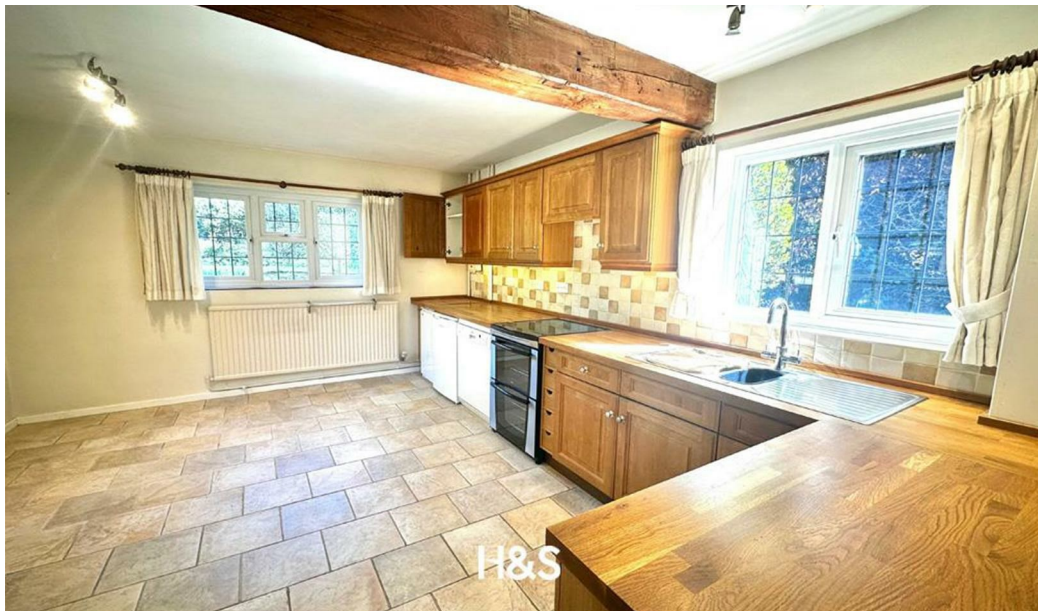
E

Council Tax Band: G









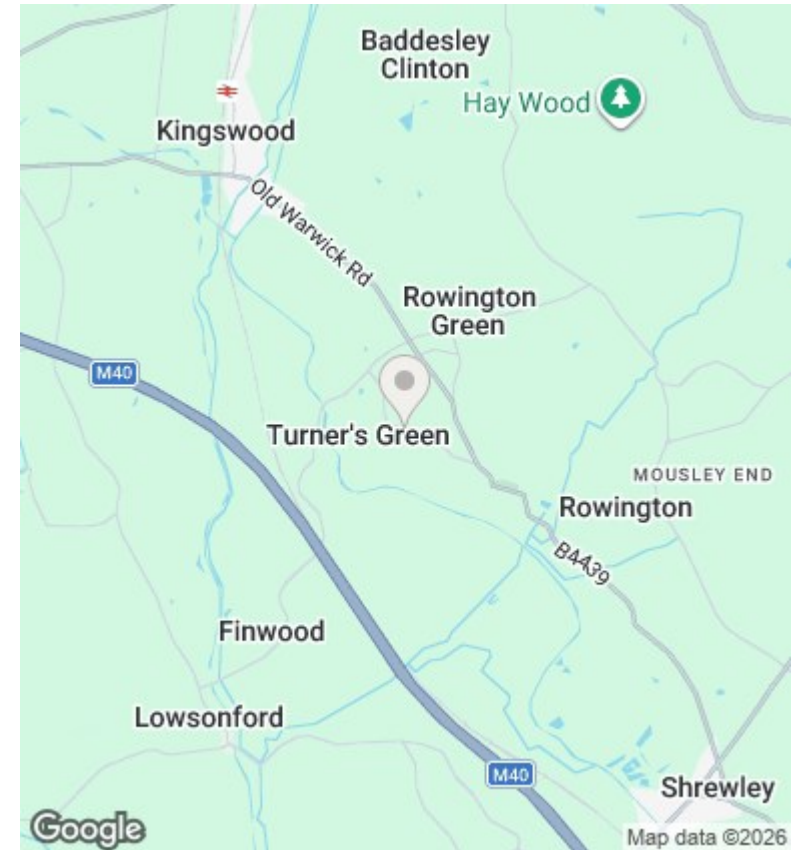
## Directions

## Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

## Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 