

Paddock

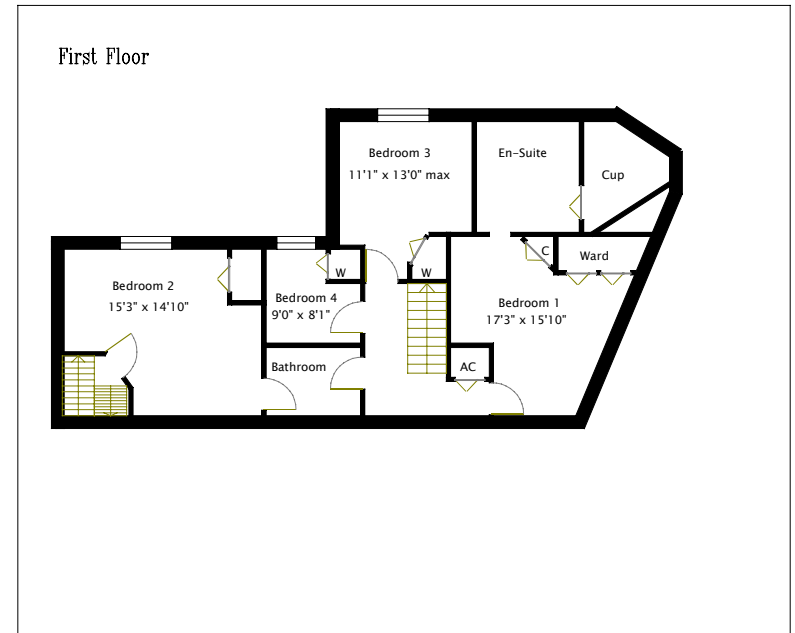
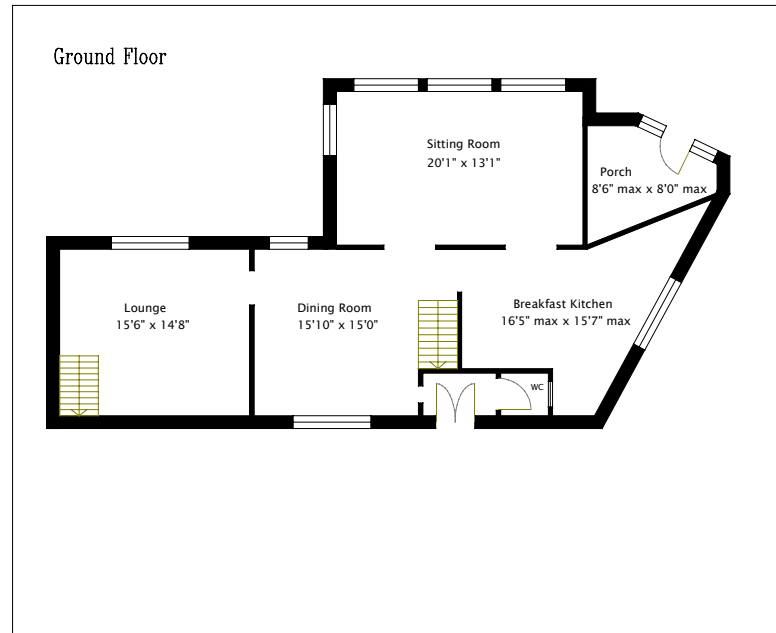
2 1/4 acres enclosed by wooden post and rail fences, three stalls, tack store. Gate to small arboretum, planted with fruit and specimen trees and wild flowers.

Coach House Cottage owns the sweeping driveway and turning circle therefore offering ample additional off-road parking.

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£ 585,000

www.newman.uk.com

Coach House Cottage, Warwick, CV35 7DU

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A highly individual and charming residence with gardens and paddock amounting about 2.5 acres.

Newman Estate Agents are proud to present a period coach house conversion enjoying views over open countryside. Accommodation briefly comprises entrance lobby, three reception rooms, kitchen, master bedroom with en-suite shower room, three further bedrooms and family bathroom. Triple garage with adjoining workshop. Gardens and paddock.

UPVC double glazed door leading into rear entrance hall, single panelled radiator, tiled flooring, door to:

Sitting Room

Triple arched double glazed full length windows to rear enjoying views over garden. Additional window to side, two radiators, twin archways one leading to kitchen, the other to dining room.

Kitchen/Breakfast Room

Window to side, fully fitted kitchen with a range of eye and base level units with tiled work surfaces and tiled splashbacks. Granite composite sink with mixer tap, built in vision electric double oven and grill with digital electric hob over with extractor, built in fridge/freezer and dishwasher. Plumbing for washing machine. Useful additional breakfast area, radiator, doorway back to dining room.



Dining Room

Windows to front and rear, two radiators, stairs to first floor with storage under. Feature internal leaded coloured glass window, door into:

Front Entrance and Front Door

Oak front doors with obscure glass above, tiled floor, single radiator.

Cloakroom

Concealed vanity sink with useful storage under, low level wc.

Lounge

Exposed beams, inglenook fireplace currently housing log effect gas fire, we understand housing an open flue for an open fire, window to rear, two radiators.

Second staircase to first floor.

Bedroom Two

Window to rear, walk in storage cupboard, radiator, wealth of exposed beams, door to:

Bathroom

Feature archway to front aspect, panelled bath, bidet, low level wc, pedestal sink, radiator, tiled walls, dado rail, exposed beams.

Continue through to landing where the main staircase can be found, feature window to front, exposed beams, storage shelving, storage cupboard housing immersion heater.

Bedroom One

Beautifully presented master bedroom, window to side aspect, exposed beams, built in wardrobes, additional storage cupboard, radiator.

En-Suite Shower Room

Double glazed window overlooking open countryside, his and hers vanity sinks with storage under, bidet, low level wc, separate shower cubicle with electric shower, two separate cupboards, radiator, tiled walls.

Bedroom Three

Double glazed window to rear with views of open countryside, storage cupboard, walk-in wardrobe.

Bedroom Four

Window to rear with views of open countryside, single radiator, walk-in wardrobe.

Outside

There are triple garages all with power and light connected as well as a workshop also with power and light connected and work bench.

Rear Garden

Mature and established cottage garden with raised herbaceous borders, lawned area with paved and gravel patio area, greenhouse and gazebo. Open views over countryside.

