



## LEAMINGTON ROAD

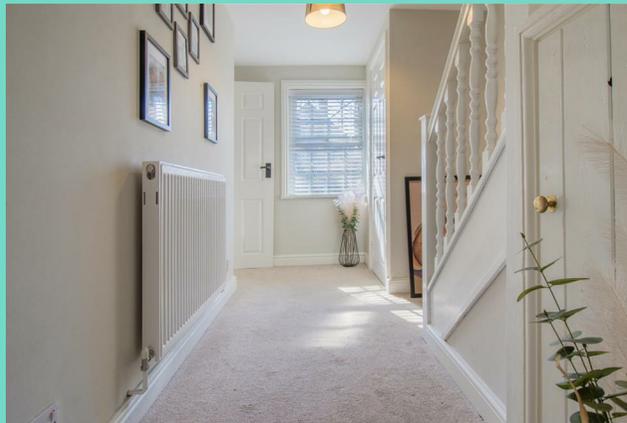
SOUTHAM, CV47 9PL

GUIDE PRICE £285,000  
FREEHOLD

Set in the heart of the highly desirable village of Long Itchington, Cherry Tree Cottage is a truly beautiful home full of character and charm. Boasting three well-proportioned bedrooms, this delightful property offers a perfect blend of period features and comfortable living. With its inviting atmosphere and picturesque setting, Cherry Tree Cottage presents an exceptional opportunity for its next owners to enjoy village life at its finest.

# LEAMINGTON ROAD

- Character Cottage
- 3 Bedrooms
- Downstairs W/C
- Central Village Location
- Close To Amenities
- Good Road Links
- Off Road Parking for 1
- Kitchen/Diner



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## Ground Floor:

-The lounge is positioned at the front of the property and is beautifully flooded with natural light, courtesy of two well-placed windows. This inviting space is further enhanced by a charming feature fireplace, creating a warm and wonderfully homely atmosphere.

-To the rear of the home lies a spacious and characterful kitchen/diner, thoughtfully fitted with a range of wall and base units, an integrated electric oven and hob, and a charming feature stove. There is ample space for white goods as well as a family dining table, making it an ideal setting for both everyday living and entertaining. The kitchen also offers convenient access to the rear courtyard.

-The downstairs accommodation is further complemented by the convenience of a ground floor WC.

## First Floor:

-The principal bedroom is situated at the front of the home and is a generously proportioned double room, filled with natural light to create a bright and airy feel. Featuring an original cast iron fireplace, this charming space is rich in character and perfectly in keeping with the rest of the property.

-Bedroom two is a further well-proportioned room, while bedroom three is a comfortable single, complete with a fitted storage cupboard. This versatile space would also make an ideal home office or nursery.

-The family bathroom is conveniently located between all three bedrooms and is finished to a high standard, in keeping with the rest of the home. It features a contemporary tiled suite, complete with a separate shower cubicle, a bath, and a heated towel rail.

## Garden, Exterior and Further Property Information:

Externally, this delightful home features a stone-paved courtyard garden, providing a tranquil and private setting ideal for al fresco dining and relaxing outdoors.

This charming home further benefits from off-road parking for one vehicle, a fully boarded loft with ladder access, gas central heating, and double glazing throughout.

Surrounded by the picturesque South Warwickshire countryside and benefitting from a wealth of local amenities close at hand, this delightful home offers rural community living at its finest.

## Important Property Information:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

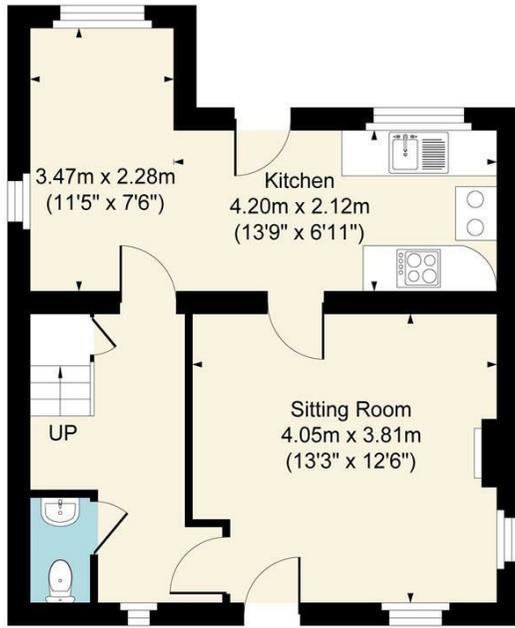
EPC: D

Council Tax Band: C

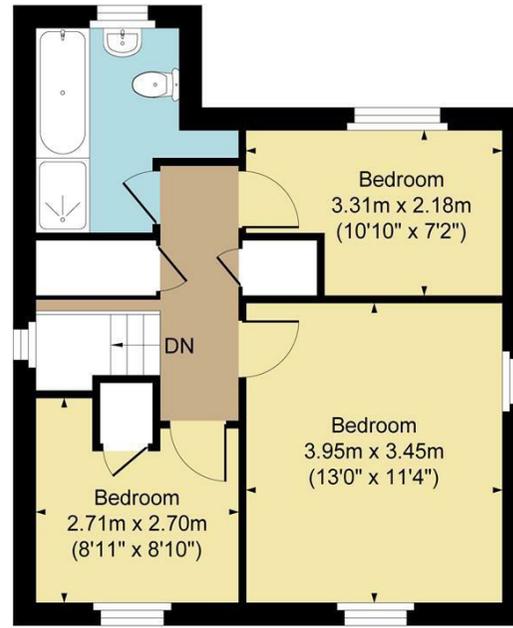
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**Cherry Tree Cottage, Long Itchington CV47 9PL**  
 Main House Approx. Gross Internal Area:- 82.53 sq.m. 888 sq.ft.



**Ground Floor**



**First Floor**

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □□□ Denotes restricted head height  
 www.dmlphotography.co.uk



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>			<b>77</b>
(55-68) <b>D</b>		<b>57</b>	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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