



Newland Cottage Hunningham Road, Leamington Spa, CV33 9DZ

Guide Price £425,000

charlesrose.

This stunning double fronted character cottage dates back to late 1800's and was once two former cottages that were knocked into one some sixty years ago creating this fabulous and immaculately presented home. It is now a spacious and characterful cottage that blends both the old and new seamlessly with a melange of period features and modern finishes. Oak beams, timber flooring and quirky lines add to the charm on offer and all sitting in this idyllic rural village of Hunningham.

LOCATION

Newland Cottage is positioned in the heart of the village of Hunningham which is a short drive from Leamington Spa. The village itself offers a tranquil living with a desirable public house, The Red Lion with its charming events and summer garden. Hilltop Farm is close by offering stunning food and views. Further amenities are found in Leamington and the major road networks are close by allowing easy commuting via the A46 and in turn the M40.

GROUND FLOOR

In keeping with the style of the property, the oak stable door invites you into this delightful cottage. The character hits you immediately within the first of the reception rooms the dining room. Solid oak flooring, original ornamental cast iron fire, exposed brick work and timber beams set the tone. An opening naturally leads you into the charming sitting room with continued oak flooring and character features with quirky nooks and crannies. The focal point is the exposed brick fireplace with log burning stove.

An inner hallway provides access to a

spacious downstairs cloakroom and in turn the farmhouse kitchen offering a selection of solid ash wall and base units with oak counter tops and Belfast sink and a selection of integrated appliances. The kitchen is complemented by the handy walk in pantry with further storage and the separate utility room offering plumbing for the white goods.

FIRST FLOOR

The first floor continues with the charm and character. The three double bedrooms all have tall vaulted ceilings with the quirky roof lines and exposed timber beams served by latch doors. Each room has its own individual personality. One affording panelled timber wall, the other a one off decorative design and two of them fabulous countryside views to the front and fitted wardrobes. The bathroom does not disappoint neither being appointed with high end furnishings and unique design.

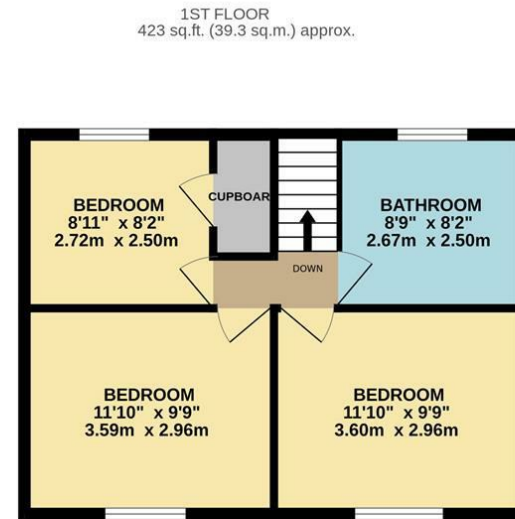
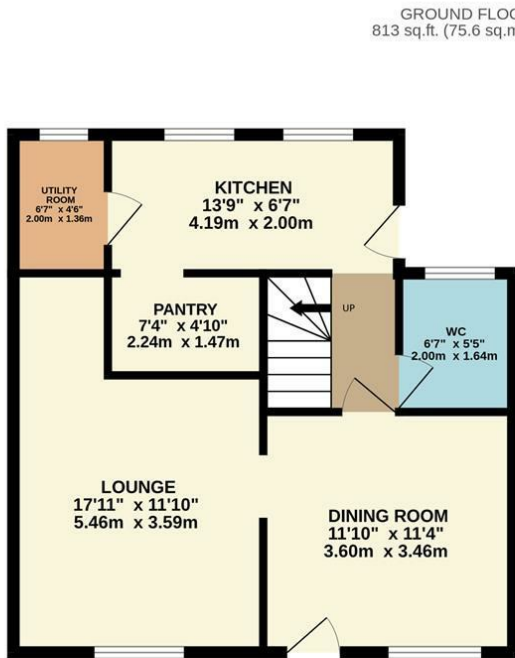
OUTSIDE

The gardens have undergone full landscaping. Upon arrival you are greeted with a charming landscaped garden with flagstone slate paving creating a lovely setting area taking

advantage of the lovely rural views. Raised sleeper borders and oak porch complete the look to the front.



To the rear it is so private. The low maintenance landscaped garden with a similar finish to the front offer a substantial seating area with slate paving and chippings. The owners have created the perfect outdoor summer kitchen with plenty of work surface space, shelving, storage and integrated appliances including fridges etc. and all sitting under a timer framed structure with covered roof. There is also two parking spaces and a large double garage providing ample storage space.





TOTAL FLOOR AREA : 1236 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|---|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | |  |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E |  | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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