



Willows Cottage Bascote Road, Southam, CV47 2DU
Guide Price £600,000

charlesrose.

Willow Cottage is a charming home, perfectly set within the Warwickshire countryside. The ground floor features an inviting hallway with guest W.C., a dual-aspect lounge with log burner, and a versatile playroom or study. At the heart of the home, a bright open-plan kitchen, dining, and family room with French doors to the garden patio provides an ideal space for family living and entertaining, complemented by a practical utility room.

Upstairs, four well-proportioned bedrooms include a generous main bedroom, served by a stylishly refitted family bathroom and an additional shower room. Outside, the property sits on a generous plot with lawns, patio, garage, and driveway, while a log cabin with its own W.C. offers flexible space for a gym, games room, or retreat.

LOCATION

Bascote is a picturesque Warwickshire hamlet, surrounded by open countryside yet only a short distance from the market town of Southam. The village enjoys a peaceful, rural atmosphere with scenic walks, bridleways, and a welcoming local community, making it an ideal setting for those seeking tranquillity.

Despite its quiet position, Bascote is well placed for everyday amenities in nearby Southam, while Leamington Spa, Warwick, and Rugby provide a wider choice of shopping, dining, and leisure facilities. Excellent transport links include easy access to the M40, M45 and A46, with rail services from Leamington Spa and Rugby offering direct connections to Birmingham, Coventry, and London.

Families are well served by schooling in the area, with a good selection of primary and secondary schools nearby, as well as renowned independent options in Warwick, Leamington Spa and Rugby.

DOWNSTAIRS

The ground floor is approached via an inviting hallway with guest W.C. To the front sits a dual-aspect lounge, complete with a log burner, providing a cosy yet spacious retreat. A separate playroom offers excellent flexibility, equally well-suited as a study or snug. At the heart of the home is the stunning open-plan kitchen, dining and family room – a bright and airy space with French doors opening onto the garden patio, creating the perfect setting for family gatherings or

entertaining guests. A useful utility room completes the downstairs accommodation.

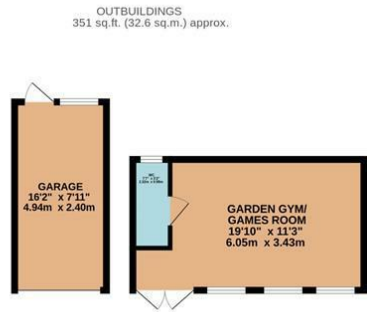
UPSTAIRS

Upstairs, a bright landing provides access to four well-proportioned bedrooms. The generous main bedroom offers a restful retreat, while three further bedrooms provide flexible accommodation, ideal for children, guests, or a home office. The floor is served by a stylishly refitted family bathroom and an additional shower room, combining practicality with modern comfort.

OUTSIDE

The property occupies a generous plot, offering both front and rear views over picturesque countryside. Expansive lawned areas provide space for outdoor activities, while a patio offers a dedicated seating area, perfect for al fresco dining or relaxing in the open air. A driveway and garage provide convenient parking and storage. Adding further versatility, a log cabin with its own W.C. offers potential for a home gym, games room, or a variety of other uses, making the outdoor space as functional as it is attractive.





TOTAL FLOOR AREA : 1741 sq.ft. (161.7 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 (CO ₂) 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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