



**Stunning Cottage PLUS 2 BEDROOM Annexe and 3.4 Acres!**  
**Offers Over £1,150,000**



### Ground Floor

Entering the property immediately the space Hillside offers is felt. A spacious entrance hall gives access to a substantial sitting room featuring an inglenook fireplace and a generous sized dining room, all of which have exposed beams and exceptional oak wooden floors.

Continuing to the rear of the property there is a bright and well-equipped country kitchen dining room featuring a baby blue oil-fired AGA. A downstairs cloakroom and a boot room complete the ground floor accommodation.

### First floor

Stairs rising from the entrance hall opens to a spacious landing area giving access to the bedroom accommodation. The master bedroom is a substantial sized room with a dressing room/home office or bedroom 4 together with fitted wardrobes throughout. There are a further two double bedrooms and the spacious family bathroom comprises of a separate bath, shower cubicle together with a toilet and sink.

### Annex

Outside is an exceptional separate annex which can be accessed either via its own driveway from the lane or alternatively through a gate from the main house.

The ground floor of the annex provides a tea point and fitted units together with a sitting area/home office. The first floor of the annex provides a double bedroom with an ensuite shower room and a lounge room.

### Outside

Through wooden gates to the front of the main house there is parking for several cars and access to the paddock at the rear of the back garden. A separate driveway to the annex provides further parking for four cars and additional access to the paddock.

There is a good sized garden at the rear of the property which is mainly laid to lawn with a gate giving access to the fantastic three acre paddock where stunning views over the surrounding Warwickshire countryside can be found.

The useful outbuildings comprise of an outside toilet, garden store, workshop and good sized utility room.

### Services

Mains electricity, oil and water are connected to the property. Drainage is via septic tank with an internal treatment plant and serves both the house and the annex.

### N.B.

The heating, domestic hot water system, kitchen appliances or other services have not been test by ourselves and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

### Council Tax

Local Authority: Warwick District Council 01926 456760.

### Viewings

Strictly by prior appointment via the selling agent.

### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Please Note:

1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

3: Potential buyers are advised to re-check the measurements before committing to any expense.

4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers' interests to check the working condition of any appliances.

5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.

6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

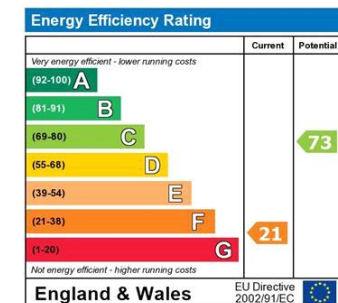
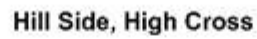
Call 01789 532211 for more info or to arrange a viewing

Tenure: Freehold  
Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



NIKKI HOMES  
PROPERTY CONSULTANTS

Viewing by appointment only  
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