

EDWARDS

ESTABLISHED 2007

CHURCH STREET

WARWICK CV35 8BE

FOR STARTERS

1 1 1

GUIDE PRICE
£250,000

MAIN COURSE

Welcome to Little Lucy, a delightful Grade II Listed thatched cottage is situated in the heart of Hampton Lucy village and offers a wonderful opportunity to own a charming piece of English countryside living. Set back from the road, the property enjoys an attractive position with a generous private front garden, lovely countryside views and a wealth of character throughout. Offered to the market with no onward chain, it would make an ideal home for anyone looking to enjoy village life, as well as presenting an appealing opportunity for a long-term or holiday let.

A pathway leads through the front garden to the entrance door, opening into a welcoming lounge which is particularly spacious for a cottage of this style, which houses a beautiful fireplace and character beams. There is plenty of room to relax, along with a useful under stairs storage cupboard.

To the rear, the kitchen/diner provides a generous and practical space, having been extended to create a lovely room for everyday living and entertaining. There is an excellent range of cupboards and worktop space, with a Velux window allowing plenty of natural light to flood in. A stable door provides direct access out to the rear garden, making it easy to enjoy the outside space during the warmer months. Off this space is a good sized separate utility cupboard.

Also on the ground floor is a good-sized bathroom, fitted with a heritage-style suite and shower over the bath. A further Velux window brings in natural light.

Upstairs, the cottage offers a lovely double bedroom with a built-in wardrobe and access to the loft. The front window enjoys a particularly pleasant outlook across the front garden and towards the village church spire, while the rear aspect looks out over the surrounding open fields.







Outside, the rear garden enjoys a sunny west-facing aspect, making it a lovely spot to sit back and enjoy the afternoon and evening sun. Immediately outside the kitchen is a patio area, with the remainder mainly laid to lawn and a useful storage area positioned at the far end. To the front, the generous private garden provides an attractive approach to the cottage and another lovely space to enjoy.

The village itself offers a wonderful sense of community, with a local pub, primary school, village hall and church all close by. There are also a variety of countryside and riverside walks right on the doorstep, perfect for enjoying the surrounding scenery. For those needing to travel further afield, the property is conveniently positioned for access to Stratford-upon-Avon, Warwick and nearby motorway links. An additional benefit for village residents is free entry to the grounds of nearby Charlecote Park, providing even more opportunity to enjoy the beautiful surrounding countryside.

Full of character and occupying a lovely village-centre position, Little Lucy is a charming cottage with plenty to offer, whether you are looking for a permanent home, a countryside escape or an investment opportunity.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - B

EPC
Band - D

West Facing

Mains Gas, Electric, Water, Drainage

Gas Central Heating

Hampton Lucy C of E Primary

WHY NOT TAKE A LOOK INSIDE? GIVE US A CALL 01789 414222



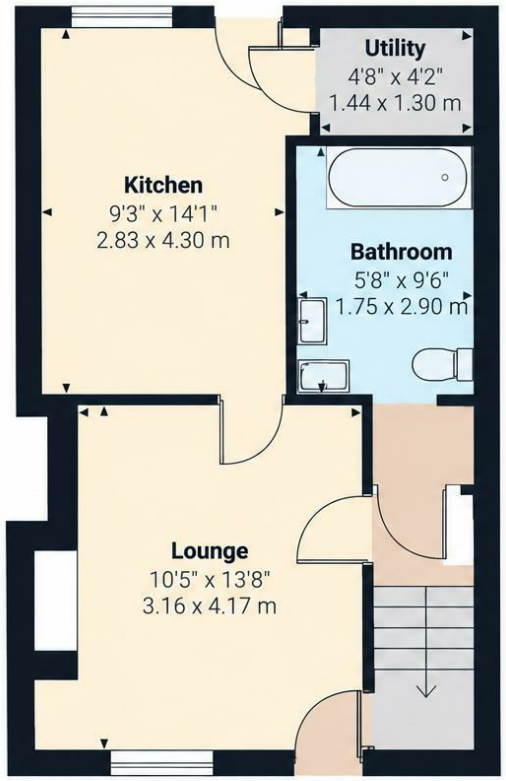












Ground Floor



First Floor

EDWARDS
ESTABLISHED 2007

Approximate total area(1)

61.6 m²

663 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

FOR MORE INFO AND TO SEE OUR OTHER LOVELY PROPERTIES CHECK OUT OUR WEBSITE

MOVEWITHEDWARDS.CO.UK

HAVE YOU GOT A PROPERTY TO SELL? WE'D LOVE TO HAVE A CHAT 01789 414222

DID YOU KNOW WE ALSO DO MORTGAGES. FOR FREE ADVICE SPEAK TO ONE OF OUR CONSULTANTS

