



Church Cottage, Avon Dassett

Guide Price **£830,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Church Cottage

Avon Dassett, Southam

A rare opportunity to acquire a beautifully presented stone-built semi-detached period home with a private garden, nestled in the highly sought-after village of Avon Dassett.

Believed to date back to the 17th century, this charming cottage has been sympathetically enhanced over the years to provide stylish, comfortable living while preserving an abundance of original character. Rich in period features, the property boasts flagstone flooring, exposed beams, exposed stone walls, deep window seats and a striking inglenook fireplace, creating a home of exceptional warmth and timeless appeal.

The welcoming sitting room is full of charm and atmosphere, centred around an impressive inglenook fireplace with a wood-burning stove and traditional bread oven. Exposed ceiling timbers enhance the room's character, while a stable door opens directly onto the rear patio, creating an effortless connection between the house and garden. Overlooking the rear garden, the generous kitchen is both elegant and practical, fitted with a range of base units topped with granite work surfaces, a breakfast bar and a solid oak-topped central island. A comprehensive range of integrated appliances includes a Miele five-ring gas hob, two ovens, warming drawer, fridge, dishwasher and wine fridge. Open-plan to the kitchen is the spacious family dining room, offering an excellent space for everyday living and entertaining, with a cosy snug area providing the perfect place to relax.

Avon Dassett is an attractive Warwickshire village set on the south-western slopes of the Dassett Hills.





Leading from the dining room is a versatile study, ideal as a home office, hobby room or occasional ground-floor bedroom if required. A separate utility room offers excellent practicality, featuring a tiled floor, plumbing for a dishwasher, space for a tumble dryer and additional fridge/freezer, together with ample storage. A well-appointed cloakroom completes the ground floor.

The first floor provides an impressive principal bedroom, enhanced by vaulted ceilings that create a wonderful sense of light and space. Opposite is a beautifully appointed bathroom featuring a freestanding bath and separate double shower. A dressing room links through to two further bedrooms, which can also be accessed via a second staircase at the opposite end of the cottage, adding flexibility to the layout. Before heading to the second floor you will find a further bathroom fitted with a bath and shower over. On the second floor is an attractive double bedroom with exposed apex beams.

Outside, the delightful rear garden combines paved terraces with a lawn, complemented by well-stocked planted borders to create a peaceful and private setting. Ideal for al fresco dining, entertaining or simply unwinding, the garden also benefits from a useful garden room, log store and external lighting.



On-street parking is available to the front of the property.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

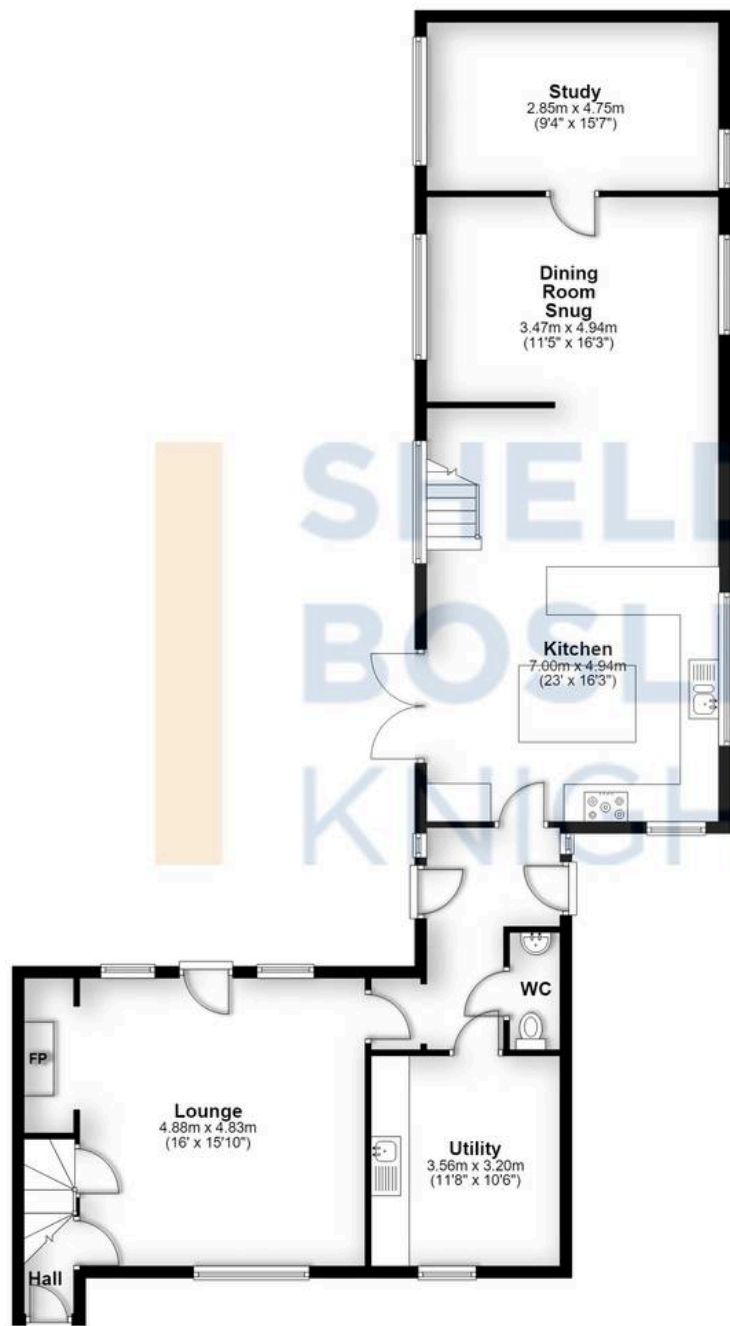
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Ground Floor

Approx. 117.1 sq. metres (1261.0 sq. feet)



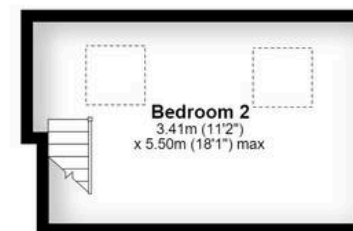
First Floor

Approx. 97.0 sq. metres (1043.8 sq. feet)



Second Floor

Approx. 18.4 sq. metres (197.7 sq. feet)



Total area: approx. 232.5 sq. metres (2502.5 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.