



Dove Cottage, Hockley Road, Shrewley

Guide Price £295,000

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Dove Cottage, Hockley Road, Shrewley

An absolutely charming two bedroomed Grade II Listed cottage forming part of a period barn conversion in this most convenient and sought after rural location.

Location

The property is located in Shrewley, just off the Hockley Road.

Shrewley lies approx 5 miles to the north-west of Warwick, and is part of a cluster of villages including Little Shrewley, Hatton and Hasley. This is a fantastic location for commuters and families, with excellent schools in the area, as well as Claverdon and Hatton train stations which service this sought after rural location well.

Local shopping is available at Warwick, Leamington, Coventry, Stratford upon Avon, Henley in Arden or Solihull, whilst the National Exhibition Centre, Birmingham International Airport and Railway Station are all within half an hour's drive. And there is easy access to the motorway network via M40 and onwards to the M42, M5 & M6.

There are a number of golf courses locally including the Ardencote Manor Country Club at Claverdon and racing at Stratford-upon-Avon and Warwick. There is an abundance of rural walks nearby, as well as an attractive flight of 21 locks on the Grand Union Canal, the Hatton Arms pub and restaurant and local craft village at Hatton Country World.





Accommodation

This is an absolute dream hideaway with lots of character and charm, that is an ideal "lock up and leave" home for those who enjoy travel and holidays!

The cottage sits behind a wooden paling fence surrounding a sunny paved patio where there is a pathway to the main entrance door. This leads into a charming beamed, partly open plan dining kitchen and sitting room area., The kitchen with tiled floor and exposed brickwork and wooden beams looks over the rear courtyard. There are solid wood work surfaces, a Belfast sink and a mixture of freestanding and fitted appliances. Small utility area to one side.

Exposed wooden beams define the open staircase that rises up with the cosy sitting room, having beautiful oak flooring and feature fireplace. Large external doors facing the front could possibly be replaced with glazed doors (subject to permission) creating an outlook onto the front courtyard.

The stairs rise up to two lovely double bedrooms, the principal room with an external door opening onto a balcony terrace and stairway down to the side, giving independent access. Both rooms have immense character with wood flooring and exposed beams throughout. There is a separate family bathroom.

To the front of the property is an extensive communal courtyard driveway, plenty of private parking and a garden area with shed.



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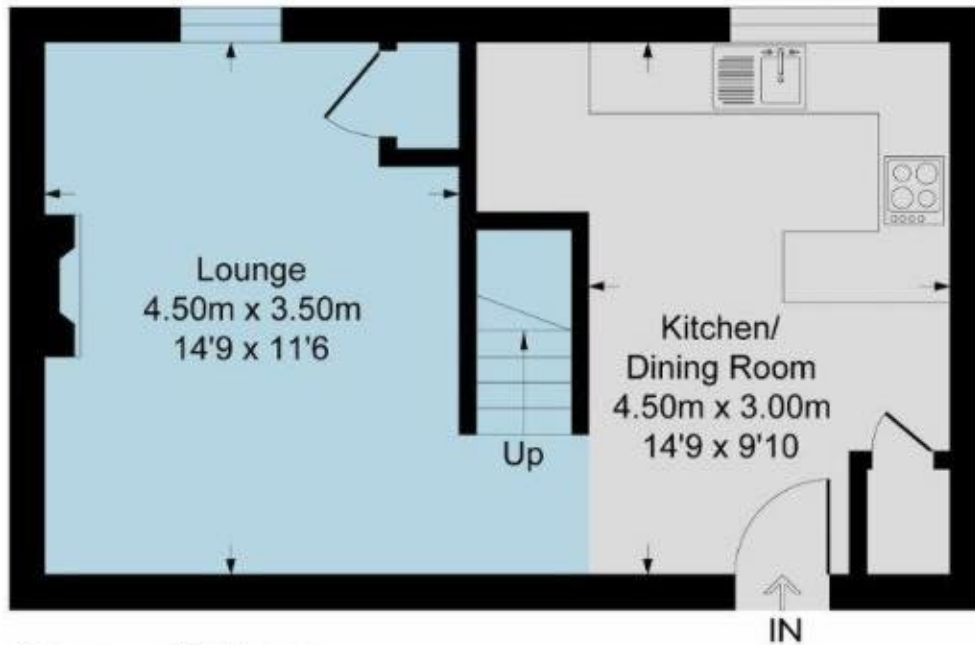
Several lovely country pubs, including The Durham Ox · Hatton Arms · The Red Lion · Tom o'the Wood · The Boot Inn to name a few.

Services: Mains electricity, water and drainage are connected to the property.

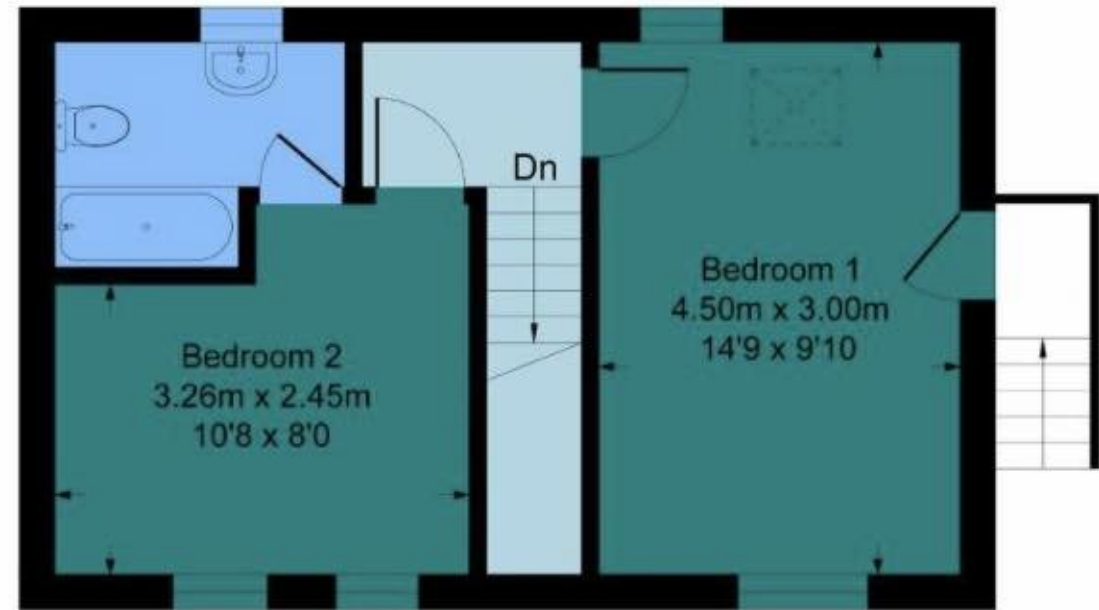
Council tax: D



Approximate Gross Internal Area = 68.8 sq m / 741 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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