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ESTATE AGENTS

POPPY COTTAGE, AVON DASSETT, SOUTHAM, WARWICKSHIRE

**POPPY COTTAGE
AVON DASSETT
SOUTHAM
CV47 2AS**

Situated approximately 4 miles from Kineton, 18 miles from Stratford Upon Avon, 15 miles from Warwick, 6 miles from Gaydon and 8 miles from Banbury (main line station to London Marylebone in under an hour).

A SPACIOUS TWO BEDROOM LIGHT AND AIRY, SEMI-DETACHED HOUSE SITUATED IN A QUIET LOCATION ON THE EDGE OF POPULAR VILLAGE SET IN ATTRACTIVE GARDENS WITH OFF-ROAD PARKING AND OFFERING AN OPPORTUNITY TO EXTEND.

Entrance Hall, Living Room, Kitchen/Breakfast Room, Conservatory/Dining Room, Two Double Bedrooms, Wet Room. uVPC Double Glazing. LPG Fired Heating. Off Road Parking for Two Cars. Attractive Enclosed Gardens.

Viewing **Seccombes Estate Agents, Shipston on Stour**
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Avon Dassett is an attractive popular conservation village on the edge of the Cotswold area of outstanding natural beauty, situated between Banbury and Warwick. Within the village there is the Yew Tree public house, Church, village hall and post office.

Secondary and primary schooling are available at Kineton, together with a wide variety of local amenities, doctor's surgery and veterinary practice.

The larger centres of Banbury, Warwick and Leamington Spa are accessible and offer more comprehensive shopping, recreational and school facilities.

The M40 motorway is accessible at Banbury (Junction 11) and Gaydon (Junction 12). There are mainline stations at Warwick Parkway and Banbury with services from Banbury to London Marylebone in just under an hour.

Poppy Cottage is an attractive Hornton stone and brick semi-detached house in a conservation area on the edge of the Cotswold area of outstanding natural beauty. The cottage is spacious and well-presented with two double bedrooms, situated in a quiet location with views of the Burton Dassett Hills.

It is considered the property offers an opportunity to extend subject to the necessary permissions.





The accommodation is well proportioned, light and airy benefitting from uPVC double glazing and LPG fired heating. The Kitchen/Breakfast Room is well appointed and leads to the Dining/Conservatory which overlooks the attractive enclosed garden. To the front of the property is a five-bar gate with parking for two cars.

Entrance Hall stairs leading to first floor and door leading to

Living Room with bay window, attractive feature fireplace with wooden surround and tiled hearth (sealed), with built-in cupboards and shelving with part glazed door.

Kitchen/Breakfast Room part-tiled with single sink and drainer with dual tap, fitted base units with work surface over, built in four-ring LPG gas hob with extractor hood over, built-in double oven, fitted wall units, dishwasher, plumbing for washing machine, **pantry cupboard** recessed wooden wine store. Part glazed door leading to

Dining/Conservatory with ceramic flooring, double French doors leading out on to the attractive enclosed patio and garden.

On the first floor is the **Landing**

Bedroom One with two built-in cupboards.

Bedroom Two with built-in cupboard housing the Vaillant LPG gas-fired combi-boiler, outstanding far-reaching countryside views.

Wet Room part tiled, shower, wash hand basin, w.c and **airing cupboard**.

OUTSIDE

Gated access to a gravelled and paved driveway for two cars. The attractive garden surrounding the property to the front is enclosed by Hornton stone walling and hedging, with steps up to raised lawn with mature shrubs and trees.

To the side there is a paved and brick pavier pathway leading to the **back garden** which is principally lawned with well-stocked flower beds enclosed by hedging and fencing. **Timber garden shed**.

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in **band C**.

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Services

Mains electricity, water and drainage are connected to the property. LPG-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 39 (E) Potential: 75 (C)

Directions

Postcode CV47 2AS

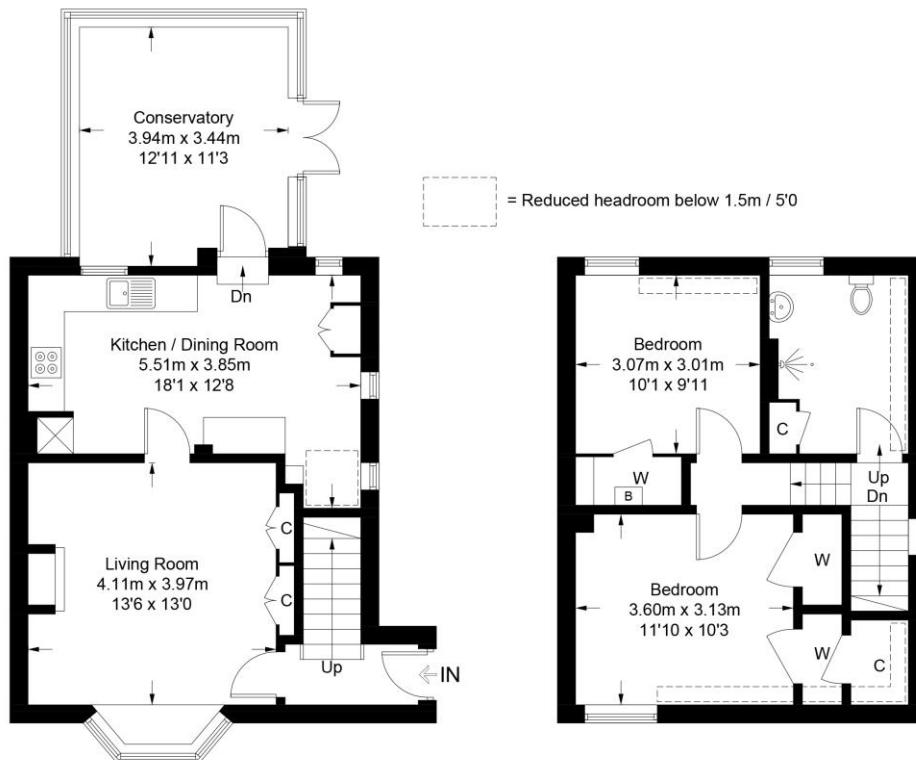
Go past the Yew Tree Public House (Main St) on your right and Poppy Cottage is about 150 yards on the right-hand side at the corner of the road.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

MF/S3202/F005/12.09.2024

FLOOR PLANS



Ground Floor
55.7 sq m / 599 sq ft

First Floor
39.0 sq m / 420 sq ft

Approximate Gross Internal Area = 94.7 sq m / 1019 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1123960)



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