

Newland Cottage Hunningham Road, Leamington Spa, CV33 9DZ Offers Over £425,000

charlesrose.

This stunning double fronted character cottage dates back to late 1800's and was once two former cottages that were knocked into one some sixty years ago creating this fabulous and immaculately presented home. It is now a spacious and characterful cottage that blends both the old and new seamlessly with a melange of period features and modern finishes. Oak beams, timber flooring and quirky lines add to the charm on offer and all sitting in this idyllic rural village of Hunningham.

IOCATION

living with a desirable public house, appliances. The Red Lion with its charming events and summer garden. Hilltop Farm is close by offering stunning food and views. Further amenities are found in for the white goods. Leamington and the major road networks are close by allowing easy commuting via the A46 and in turn the M40.

GROUND FLOOR

delightful cottage. The character hits you immediately within the first of the reception rooms the dining room. Solid oak flooring, original ornamental cast iron fire, exposed brick work and timber beams set the tone. An opening naturally leads you into the charming sitting room with continued oak flooring unique design. and character features with quirky nooks and crannies. The focal point is the exposed brick fireplace with log burning stove.

An inner hallway provides access to a

Newland Cottage is positioned in the turn the farmhouse kitchen offering a Raised sleeper borders and oak porch heart of the village of Hunningham selection of solid ash wall and base complete the look to the front. which is a short drive from Leamington units with oak counter tops and Belfast Spa. The village itself offers a tranquil sink and a selection of integrated To the rear it is so private. The low

FIRST FLOOR

The first floor continues with the charm and character. The three double bedrooms all have tall vaulted ceilings with the guirky roof lines and exposed In keeping with the style of the property, timber beams served by latch doors. the oak stable door invites you into this Each room has its own individual personality. One affording panelled timber wall, the other a one off decorative design and two of them fabulous countryside views to the front and fitted wardrobes. The bathroom does not disappoint neither being appointed with high end furnishings and

The gardens have undergone full landscaping. Upon arrival you are greeted with a charming landscaped garden with flagstone slate paving creating a lovely setting area taking

spacious downstairs cloakroom and in advantage of the lovely rural views.

The kitchen is maintenance landscaped garden with a complemented by the handy walk in similar finish to the front offer a pantry with further storage and the substantial seating area with slate separate utility room offering plumbing paving and chippings. The owners have created the perfect outdoor summer kitchen with plenty of work surface space, shelving, storage and integrated appliances including fridges etc. and all sitting under a timer framed structure with covered roof. There is also two parking spaces and a large double garage providing ample storage space.







GROUND FLOOR 813 sq.ft. (75.6 sq.m.) approx.



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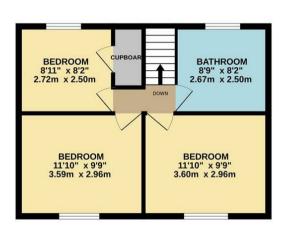
England & Wales

England & Wales

Environmental Impact (CO₂) Rating







TOTAL FLOOR AREA: 1236 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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