



Charming period cottage renovated to high standard

1 The Willows, Willow Gardens, Northend, Warwickshire CV47 2UY



One of two period cottages on an exclusive development

- Period charm with contemporary interiors
- High quality finish
- Courtyard
- Two off road parking spaces

#### Local information

The village of Northend in South Warwickshire is close to the Oxfordshire and Northamptonshire borders. It sits at the foot of the Burton Dassett Hills Country Park, which provides extensive walking opportunities. The village has a pub, village hall and church and there are local shops at Fenny Compton, Gaydon and Kineton. More extensive amenities are available at Banbury, Leamington Spa and Warwick, with a full range of shops, supermarkets, restaurants and leisure facilities.

Communication links are good, with J12 of the M40 just 3 miles away and train links from Banbury with London Marylebone from 56 minutes.

The local area has a selection of sought after primary and secondary schools. Sporting and leisure facilities include golf at Hellidon and Cherwell Edge (Middleton Cheney); horse racing at Stratford-upon-Avon and Warwick; walking in the Burton Dassett Country Park; theatre at Stratford-upon-Avon and motor racing at Silverstone. The British Motor Centre is just a couple of miles away.

Distances Approximate:  
Banbury 9 miles (Rail service London/Marylebone from 56 minutes), M40 Motorway (Junction 12) 3 miles, Warwick / Leamington Spa 12 miles.

#### About this property

One of only two semi-detached period cottages on this exclusive development and transformed to a high standard, 1 The Willows provides a rare opportunity. Combining period charm with stylish modern interiors the cottages appeal as a high quality investment opportunity or unique individual homes.

A hallway leads to a spacious sitting room with impressive fireplace and wood burning stove. Accessed from the sitting room is a galley kitchen with fitted base and wall units, with wood work surface, ceramic sink and integrated appliances. There is also a downstairs WC. Throughout the ground floor is a ceramic floor.

The first floor provides a good sized principal bedroom, second double bedroom and a stylish bathroom.

To the side of the house is a small fenced and paved courtyard with raised bed. In front of the house are two off road parking spaces.

#### SERVICES

Mains electricity, water and drainage.





#### DIRECTIONS

From Banbury take the A4422 Warwick Road north. Continue on this road past the villages of Shotteswell and Warmington. When you reach MOD Kineton turn right signposted Northend and then take the first left to Northend. Enter the village and immediately after the Red Lion pub turn right onto Peartrees. Follow the road round to the left, where it becomes Malt House Lane. Continue past Malt House Close and turn right into Willow Gardens. 1 The Willows is the first cottage on the left.

TENURE: Freehold

COUNCIL TAX BAND: C

LOCAL AUTHORITY: Stratford on Avon District Council

AGENTS NOTE: There is a 10 year Structural Warranty in place.

#### Viewing

Strictly by appointment with Savills





**1 The Willows, Willow Gardens, Northend, Warwickshire CV47 2UY**

**Gross internal area (approx)** 826.88 sq ft



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**Catherine Scandrett**

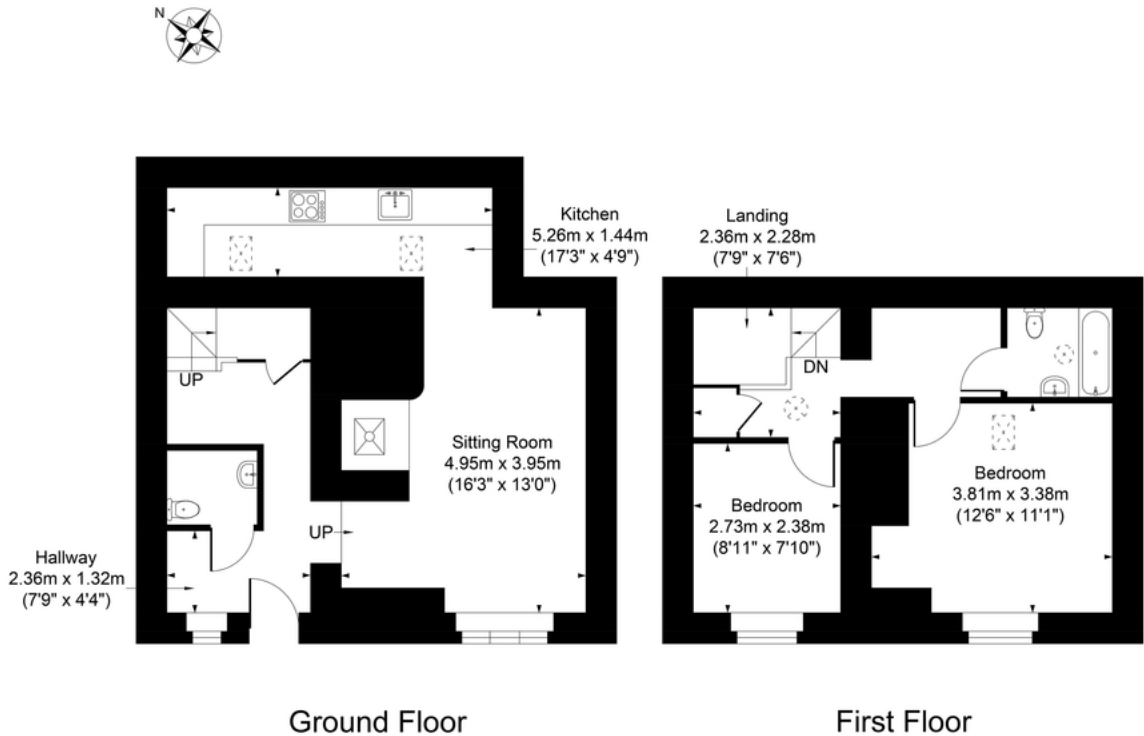
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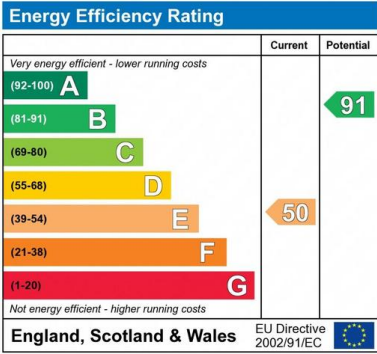
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**One The Willows, Northend, CV47 2UY**

Main House Approx. Gross Internal Area:- 76.82 sq.m. 826.88 sq.ft.



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The position & size of doors, windows, appliances and other features are approximate only.  
--- Denotes restricted head height  
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