

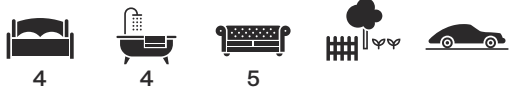


Jasmine Cottage, 16 Birmingham Road
Stoneleigh, Warwickshire

Jasmine Cottage

Stoneleigh

The picturesque village of Stoneleigh is situated in lovely Warwickshire countryside close to the Grade I listed Stoneleigh Abbey, Stoneleigh Deer Park Golf Course and The National Agricultural Centre. The University of Warwick is located just two miles away. The village has playing fields with tennis courts, cricket and football teams, a parish church, a village hall, a village club, active history society and a thriving community. There is a Meadow Society who have planted a communal orchard and produce Stoneleigh cider. The village is in the catchment area for the sought-after Leek Wootton Primary School, and there are a range of schools within easy reach, including Warwick Prep and Public Schools,



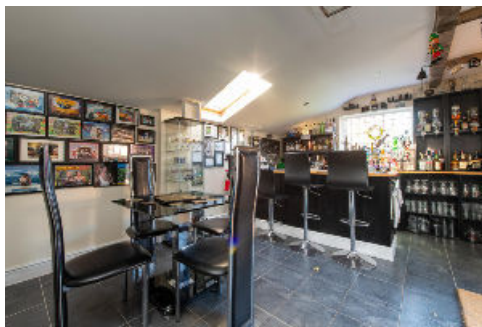
Tenure: Available freehold

Local authority: Warwick District Council

Council tax band: G







A beautifully restored and extended Grade II listed cottage with a large garden.



King's High School, Kingsley School for Girls, Arnold Lodge, King Henry VIII and Bablake.

Stoneleigh is exceptionally well located with good access to the M40, M42, M6 and M69, Birmingham International Airport, and both Coventry and Warwick Parkway stations are accessible. Warwick University Art Centre is nearby, and Stratford-upon-Avon, with its theatres and Shakespearean heritage, is only about 14 miles away.

The property

Jasmine Cottage is a handsome Grade II cottage in the conservation area in the heart of Stoneleigh village. The property has been in the same family ownership since being purchased from the Stoneleigh estate and has undergone a complete renovation and remodelling to provide a fine family house, but with four en suite bedrooms, it could provide high-quality bed & breakfast accommodation. In the past, Jasmine Cottage has been a tea room and was originally a farmhouse for a 70 acre farm.

The renovation is beautifully appointed and decorated, with attractive floors, windows, exposed ceiling beams, traditional fireplaces, and a timber staircase. With four reception rooms to the original part of the house, two with woodburning stoves, the ground floor accommodation has been dramatically enhanced by the addition of a large family room with bifold doors and large roof lantern, creating a light, airy room, which links to the kitchen/breakfast room, originally a detached building, which is vaulted, with exposed roof trusses and has been beautifully fitted with integrated appliances and breakfast bar and a door to the south-facing garden.

There is a two-chamber cellar and beautiful bedroom accommodation with luxurious en suite shower rooms. The principal bedroom has a walk-in fitted clothes closet. A staircase rises to a large loft storage area, which might be able to provide additional accommodation, subject to necessary consent.

The property has a handsome Georgian front elevation to the village street and octagonal chimney stacks, with a drive to one side with gates to a large parking area. There is a large rear garden that is principally lawned, and part of which is leased at a peppercorn rent from Lord Leigh. Behind the house is a paved patio, and in the garden is a wonderful outbuilding providing a fully fitted bar and entertaining room.





Services

Mains electricity, water and drainage are connected. Oil fired central heating. Telephone and broadband

Directions (CV8 3DD)

From the M40 (J15) take the A46 towards Coventry. After about 7 miles, exit signed Stoneleigh and University and turn right over the A46. Proceed over the next crossroads to the village. Jasmine Cottage is on the right after the turning to Stoneleigh Close. What three words ///fits.method.tent





Jasmine Cottage
16 Birmingham Road
Stoneleigh

Approximate Gross Internal Floor Area
332 sq m / 3508 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Date: 12 January 2024
Our reference: STR160155

Jasmine Cottage, 16 Birmingham Road, Stoneleigh, Coventry, CV8 3DD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,095,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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Yours faithfully



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