



EDWARD KNIGHT
ESTATE AGENTS

GABLE COTTAGE, MAIN STREET, EASENHALL, RUGBY, CV23 0JA

£450,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this beautifully presented, extended, and fully renovated Victorian cottage. This four-bedroom property is situated in the heart of a particularly sought-after village in Warwickshire.

LOCATION

Easehall is a small conservation village, three miles north-west of the town of Rugby and a mile south of the M6 motorway. The property is situated in a particularly picturesque part of the village, a short walk from the Easehall cricket pavilion. The village also offers access to an abundance of walks and trails through the local countryside.

The friendly village is home to a small but sociable village hall and The Golden Lion pub and hotel which provides another meeting place for locals. Shops and a post office can be found in the close by village of Brinklow and Stretton under Fosse provides a great range of fresh local meat and produce at Malt Kiln Farm Shop.



Commuters can easily access a variety of motorway networks including the M1/M6 and Rugby's railway station with its high-speed train to Euston is a 10-minute drive away.

GROUND FLOOR

A solid Oak door leads into the entrance hall which has stairs that rise to the first floor, underfloor heating and limestone tiling continue throughout the majority of the ground floor accommodation. The sitting room which forms part of the extension and is a bright space with windows overlooking the garden and double doors opening to the rear of the property. The second reception room is currently being used as a playroom and has an Aga log burner and box bay window overlooking the fore garden. A split-level kitchen has modern high gloss units with a Belfast Sink and Aga, the dining area has French doors leading to the garden. There is also a utility room which can be accessed from the kitchen which has further units and space and plumbing for white goods and a ground floor cloakroom with wash hand basin.

ENTRANCE HALL

SITTING ROOM

16' 2" x 13' 3" (4.93m x 4.04m)

CLOAKROOM

SECOND RECEPTION ROOM

16' 2" x 12' 1" (4.93m x 3.68m)

KITCHEN/DINER

9' 1" x 23' 11" (2.77m x 7.29m)

UTILITY ROOM

9' 1" x 3' 7" (2.77m x 1.09m)







FIRST FLOOR

A split level landing provides access to all of the first-floor accommodation including the impressive master bedroom which forms part of the extension. A vaulted ceiling with oak ceiling beams and dual aspect windows make this room feel particularly bright and airy in daylight hours. There is an oak door which leads to a large en-suite which has been fitted to a high standard and has a vaulted ceiling with ceiling beams. The guest bedroom is to the front of the property and benefits from fitted wardrobes. Two further good size bedrooms are located to the rear of the property. A family bathroom is fitted with a bath with shower over, wc, wash hand basin and fitted linen cupboard.

MASTER BEDROOM

16' 2" x 13' 3" (4.93m x 4.04m)

ENSUITE

BEDROOM TWO

13' 11" x 14' 1" (4.24m x 4.29m)

BEDROOM THREE

9' 1" x 10' 11" (2.77m x 3.33m)

BEDROOM FOUR

9' 1" x 8' 6" (2.77m x 2.59m)

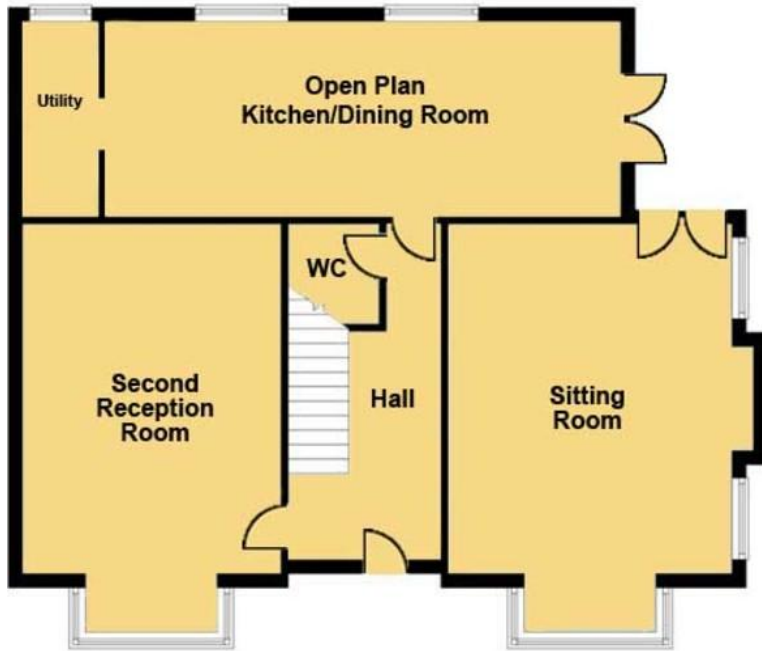
FAMILY BATHROOM

9' 3" x 6' 4" (2.82m x 1.93m)

OUTSIDE

The property is enclosed by established shrubs with a central wrought iron gate which leads to a gravelled pathway. There is a lawn to the front of the property which leads to the main garden which is bounded by further mature shrubs. A single width driveway to the right of the property provides off road parking.

Ground Floor



First Floor

