



2 Lower Terrace
Avon Dassett, CV47 2AU





A beautifully presented, two-bedroom period stone cottage with many character features. The property has off road parking and is pleasantly located within this beautiful and sought after village. Available for sale with no onward chain.

The Property

2 Lower End, Avon Dassett is a charming stone-built cottage which is pleasantly located on the edge of this pretty and highly regarded village. The property is beautifully presented throughout and boasts character features such as exposed stonework and beams. The accommodation is arranged over two floors and on the ground floor there is a sitting room which is open plan leading to the kitchen and a modern shower room. On the first floor there are two double bedrooms with countryside views from bedroom two. Outside of the property to the front there is a grassy lane which is a shared pedestrian right of way. To the rear of the property there is an enclosed garden with raised lawned garden area, a small, paved patio area adjoining the house and gravelled pathway leading to the rear of the garden. Beyond the garden there is vehicular access where there is off road parking allocated to the property.

We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Sitting Room

Main door and window to the front aspect, with ample space for furniture, a central log burner with an oak beam above and exposed stone work and ceiling beams. This is open plan leading to the;

Kitchen

Fitted with a range of modern eye level shaker style cabinets with base units and drawers and work surfaces over, tiled splash backs and an inset sink and draining board. There is an integrated oven with a four ring electric hob above and extractor hood over. There is an integrated washing machine and space for a free standing fridge/freezer, a window to the rear aspect, further exposed brick work and steps leading to the door to the garden, shower room and useful storage cupboard.

Shower Room

Fitted with a modern white suite comprising a shower cubicle with a rainfall shower and shower over, W.C. and wash hand basin. There is a utility cupboard which has space and plumbing for a washing machine and tumble dryer and a window to the side aspect.



First Floor Landing

A small landing with a hatch to the loft space and doors to both bedrooms.

Bedroom One

A spacious double bedroom with a built in wardrobe and window to the front aspect.

Bedroom Two

A good sized bedroom with a window to the rear aspect and far reaching countryside views.

Outside

To the front of the property there is a quiet grassed lane which has shared pedestrian right of way. To the rear there is a pleasant garden with a small patio area adjoining the house, lawned garden areas and a gravelled path leading to the rear access. There is an allocated parking space which is opposite the garden adjacent to the hedges in front of the lamp post.



Situation

Avon Dassett is a charming hillside village in south Warwickshire, set on the edge of the beautiful Burton Dassett Hills Country Park. Steeped in history, the village is made up of stone cottages, winding lanes, and enjoys stunning views across the surrounding countryside. Its elevated position gives it a peaceful, tucked-away feel, while still being well placed for Banbury, Warwick, and the nearby M40. A short walk away are the Burton Dassett Hills Country Park which is great for walks, from here there are great views. Together, Avon Dassett and the nearby park offer a wonderful blend of rural tranquillity, natural beauty, and heritage.

Directions

From Banbury proceed in a northerly direction via the Warwick Road (B4100). Continue for approximately four miles passing the Falcon Pub and restaurant and descend the hill where you will see the right hand turn for Warmington immediately next to the Church. Continue along the B4100 out of Warmington. Continue along here for a short distance and take the right hand turn towards Avon Dassett. Continue for approximately half a mile and bare left at Lower End and then take your first left and immediately left where the property is the middle cottage in the terrace.



Services

All mains' services connected, with the exception of gas.

Local Authority

Stratford On Avon District Council. Tax band C.

Viewing Arrangements

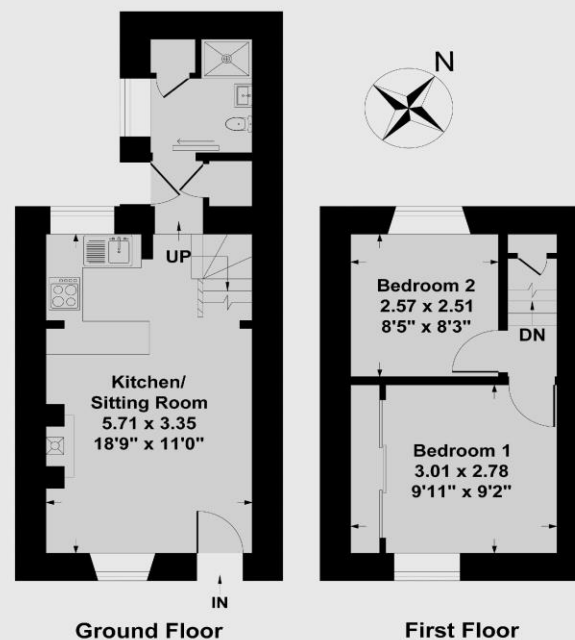
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £240,000

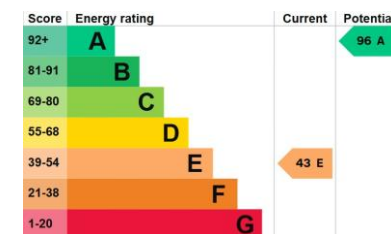
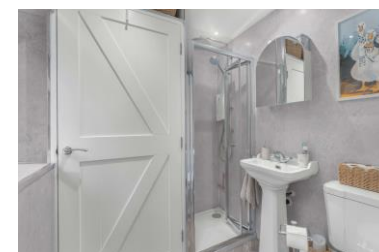




Ground Floor Approx Area = 24.88 sq m / 268 sq ft
First Floor Approx Area = 19.12 sq m / 206 sq ft
Total Area = 44.00 sq m / 474 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.

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