



TO LET UNFURNISHED

THREE BEDROOM DETACHED COTTAGE
IN DESIRABLE VILLAGE WITH GARDEN
AND OFF-ROAD PARKING

RENT: £1500.00 pcm
DEPOSIT: £1730.76
HOLDING DEPOSIT: £346.15

NO TENANT APPLICATION FEES

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Shower Room
- Dining/Garden Room
- Three Bedrooms
- En-suite
- Garden
- Off-Road Parking
- EPC Rating: E

ASHORNE
£1500 PCM

WISTERIA COTTAGE ASHORNE CV35 9DR

2 miles from J13 M40, 8 miles from Stratford upon Avon, 5 miles from Warwick and 6 miles from Leamington Spa mainline railway to London Marylebone.

THREE-BEDROOM DETACHED COTTAGE IN DESIRABLE VILLAGE WITH GARDEN AND OFF ROAD PARKING

Viewing strictly by appointment

Tel: 01926 640 498

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Ashorne is a conveniently located South Warwickshire village, enjoying a sheltered position surrounded by attractive woodland and countryside. The village is within 3 miles of Wellesbourne offering excellent facilities including bank, local shops, supermarket, restaurants, medical centre and primary school. Ideally located for employees of Jaguar Land Rover and Aston Martin.

Wisteria Cottage is situated in the centre of Ashorne almost opposite to the Village Hall. The Cottage offers an entrance hall, sitting room, kitchen/breakfast room, shower room, dining/garden room, three bedrooms with en-suite to main bedroom, garden and off-road parking.

THE GROUND FLOOR

Entrance Hall Quarry tiles, storage cupboard, oak panelling, cloak hooks and stairs with oak balustrade rising to first floor.

Living Room 15' 11" x 10' 9" (4.86m x 3.3m) Double aspect with feature fireplace with oak mantel and surround, slate hearth, TV aerial, radiator. **Kitchen/Breakfast Room** 11' 5" x 13' 2" (3.49m x 4.03m) With a range of floor and wall pine units, work surfaces, electric oven, ceramic hob, stainless steel hood, stainless steel sink and drainer, washing machine, fridge freezer.

Dining/Garden Room 11' 7" x 7' 1" (3.55m x 2.18m)

Double aspect, patio doors to garden, exposed beams, oil fired boiler, TV aerial, meter cupboards. **Shower Room** Fully tiled, shower cubicle with electric shower, vanity wash hand basin, WC, mirrored cabinet, heated towel rail, ceramic tiled floor

THE FIRST FLOOR

Bedroom One 10' 5" x 10' 4" (3.20m x 3.15m) With exposed beams, walk-in wardrobes and Ensuite Shower Room with shower cubicle, wash hand basin, mirrored cabinet and WC.

Bedroom Two 10' 2" x 10' 11" (3.10m x 3.34m)

Radiator, TV Aerial. **Bedroom Three** 9' 0" x 7' 11" (2.75m x 2.43m) Storage cupboard with hanging rail, radiator.

OUTSIDE

Enclosed front and side gardens comprising lawns and flower beds with mature shrubs and plants with the front elevation graced by Wisteria, set behind ornamental hedge and wrought iron gates. Off-road parking for two vehicles, garden shed, garden store and oil tank.



GENERAL INFORMATION

Directions

On entering Ashorne, Wisteria Cottage can be found in the centre of the village almost opposite the village hall.

What3Words:

CV35 9DR
///became.resettle.recovery

Services

Mains water, drainage and electricity are connected. Oil fired central heating. Ofcom Broadband availability: standard. Ofcom outdoor Mobile coverage likely: O2, 3, EE, Vodafone.

Council Tax

Payable to Stratford District Council. Listed in Band D

Energy Performance Certificate

Current: 50 Potential: 67 Band: E

Tenancy

The property is available to let for an initial period of 6 months at a rent of £1500 per calendar month, exclusive of outgoings: council tax, water rates, telephone/broadband and electricity.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign an Assured Shorthold Tenancy Agreement.

Additional information:

No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, vendor overseas, significant events.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

CS-1891/20.10.2025