



Station Road, Bishops Itchington, CV47
Offers Over £625,000

Winkworth

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About the Property

Winkworth Leamington Spa are thrilled to present to the market this beautiful, Grade II listed, three bedroom, two bathroom cottage ideally situated at the heart of the popular Warwickshire village of Bishops Itchington.

With easy access into Leamington Spa (8.9 miles), this wonderful cottage offers characterful living over two floors, with a tastefully modernised garden room, double garage and accommodation extending to approximately 1611 sq ft.

Material Information:

Council Tax: Band E

Local Authority: Stratford-Upon-Avon District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom June 25)

Mobile Coverage: Limited Coverage (Checked on Ofcom June 25)

Heating: Gas Central Heating

Listed: Grade II

Tenure: Freehold











The Finer Details

With a wealth of original features and sympathetic updates throughout, the property offers generous and versatile living accommodation of approximately 1,611 sq ft, arranged over two floors. Highlights include a stylishly converted garden room, a spacious double garage, and beautifully maintained wraparound gardens.

Upon entry, a compact hallway provides a warm welcome and access to the main living areas. Immediately off the hall lies a useful utility room and a cloakroom/WC—ideal for muddy boots after long walks in the nearby countryside.

At the heart of the home is a bright and spacious kitchen/diner, thoughtfully designed with Shaker-style units, a central range cooker, integrated appliances, and plentiful storage and countertop space. Dual-aspect windows flood the space with natural light, and a stable door leads directly to the garden.

Beyond the kitchen, a cosy dining/snug area features exposed timber beams, a characterful Woodwarm log burner, and access to the original wooden staircase with convenient under-stairs storage.

The adjoining sitting room is light and airy, with dual-aspect windows offering delightful views of the gardens. The central dual-sided Woodwarm log burner adds to the charm and comfort, making this an inviting space year-round.

To the rear, a versatile snug leads via a private staircase to a peaceful study area—ideal for those working from home or in need of a quiet retreat.

Upstairs, a generous landing provides access to three bedrooms and a family bathroom. The master bedroom benefits from dual-aspect windows, fitted wardrobes, and a newly added en-suite WC for added convenience.

Two further well-proportioned bedrooms to the rear also offer built-in storage and charming garden views. A modern and recently remodelled family bathroom serves the upper floor, complete with a freestanding bath, separate walk-in shower, WC, and basin, all finished to a high standard.

The double garage has been cleverly extended to include a stylish garden room, perfect as a studio, office, or additional living space. The garage features electric roller doors and a spacious mezzanine level extending over the garden room for additional storage.

The beautifully landscaped cottage garden has been thoughtfully designed with a mix of lawn, mature planting, and flowerbeds. A paved terrace provides the perfect spot for alfresco dining, complemented by a greenhouse and log store tucked along the lane. The property benefits from gated, off-street parking for two vehicles.























About the Area

Nestled in the heart of the sought-after village of Bishops Itchington, Church Cottage enjoys a charming setting along Station Road, moments from the village green and historic St. Michael's Church. Surrounded by rolling Warwickshire countryside, this picturesque village offers a peaceful rural lifestyle with the convenience of nearby towns and transport links.

The village itself provides a strong sense of community and a selection of local amenities, including a primary school (450m), village shop, pub, and a Co-op—all within walking distance of the property. For more extensive shopping and dining, the historic market town of Southam (3.9 miles) and the Regency town of Leamington Spa (8.5 miles) are both easily accessible.

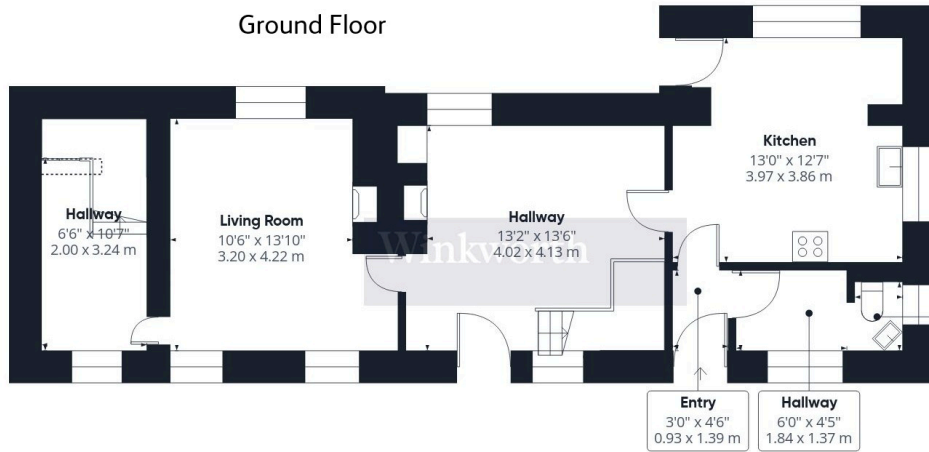
Bishops Itchington benefits from proximity to a number of well-regarded schools. Local options include Bishops Itchington Primary School (450m) and Southam College (5.4 miles), with private schooling available at Warwick School (10.7 miles) and Arnold Lodge (9.2 miles) in Leamington Spa. Princethorpe College (11.5 miles) and Rugby School (15.2 miles) also provide excellent independent and boarding options.

Transport links are excellent for a village setting. The nearby M40 (Junction 12 – 2 miles) offers swift access to the motorway network, making commuting to Birmingham, Oxford and London straightforward. For rail travel, nearby stations at Leamington Spa (9 miles) and Banbury (13 miles) provide regular direct services to London Marylebone, Birmingham and the wider UK rail network. Birmingham International Airport is approximately a 35-minute drive, offering a wide range of national and international destinations.

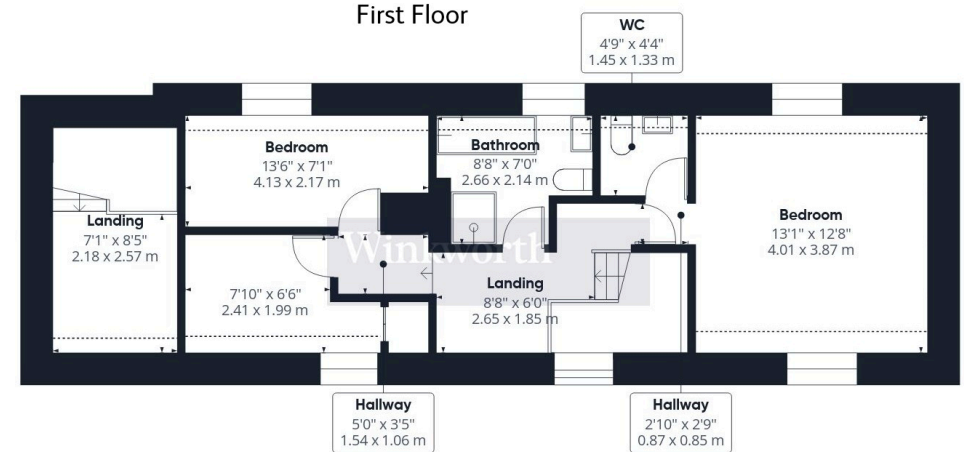




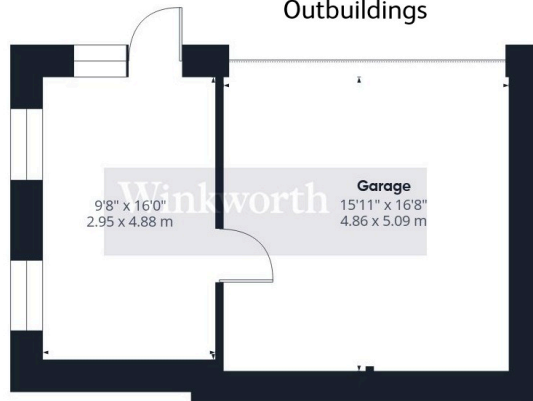
Ground Floor



First Floor



Outbuildings



(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

1626 ft²

151 m²

Reduced headroom

70 ft²

6.5 m²

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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