



Leicester Row, Long Itchington, CV47
£265,000

Winkworth

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About the Property

Winkworth Leamington Spa are pleased to present Leicester Row, a beautifully refurbished two-bedroom cottage located in the heart of Long Itchington village.

With excellent transport links to Southam, Royal Leamington Spa, and the M40, this charming home blends period features with modern living. Offering a private courtyard garden, secure storage, and approximately 500 sq ft of well-designed accommodation, it's the perfect retreat with easy access to local amenities.

Material Information:

Council Tax: Band C

Local Authority: Stratford-Upon-Avon District Council

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

Mobile Coverage: Good/Variable Coverage (Checked on Ofcom July 25)

Heating: Gas Central Heating

Tenure: Freehold





The Finer Details

Leicester Row is a beautifully refurbished two-bedroom cottage located in the heart of the picturesque village of Long Itchington, offering a perfect blend of period charm and modern convenience in a tranquil rural setting.

This wonderful terraced cottage, offers traditional and versatile living across two floors with accommodation extending to approximately 560 sq ft and is defined by a beautiful Flemish Bond Checker-Board brick pattern facade.

The ground floor features a welcoming living room with characterful original features, including an impressive Inglenook fireplace with an electric logburner and brick surround, bespoke fitted cabinetry and limed oak laminate flooring.

To the rear, a spacious open-plan kitchen and dining area is filled with natural light, thanks to skylights and thoughtfully positioned feature lighting. The kitchen is fully equipped with integrated appliances, including a dishwasher, gas hobs and washing machine, complemented by solid oak worktops. A rear door opens onto a private courtyard-style patio with peaceful views across neighbouring allotments.

The ground floor modern bathroom is finished to a high standard and includes both a full-sized bathtub and separate walk-in shower, enhanced by skylights, feature lighting, and a window offering natural ventilation.

Upstairs, there are two spacious, double bedrooms with front and rear aspects respectively and pretty views across the village and the rear allotments.

The property further benefits from a generous external office area that can also be used for storage with lighting, heating and power. There is plenty of space for either a desk or bicycles, and is accessible from both the front and rear of the cottage. On-street parking is available on Church Road.















About the Area

Leicester Row enjoys a prime position in the heart of the charming village of Long Itchington, nestled in the picturesque Warwickshire countryside. The property is conveniently located just a short drive from Southam (2.7 miles) and Royal Leamington Spa (6.5 miles), offering both rural tranquillity and easy access to urban amenities.

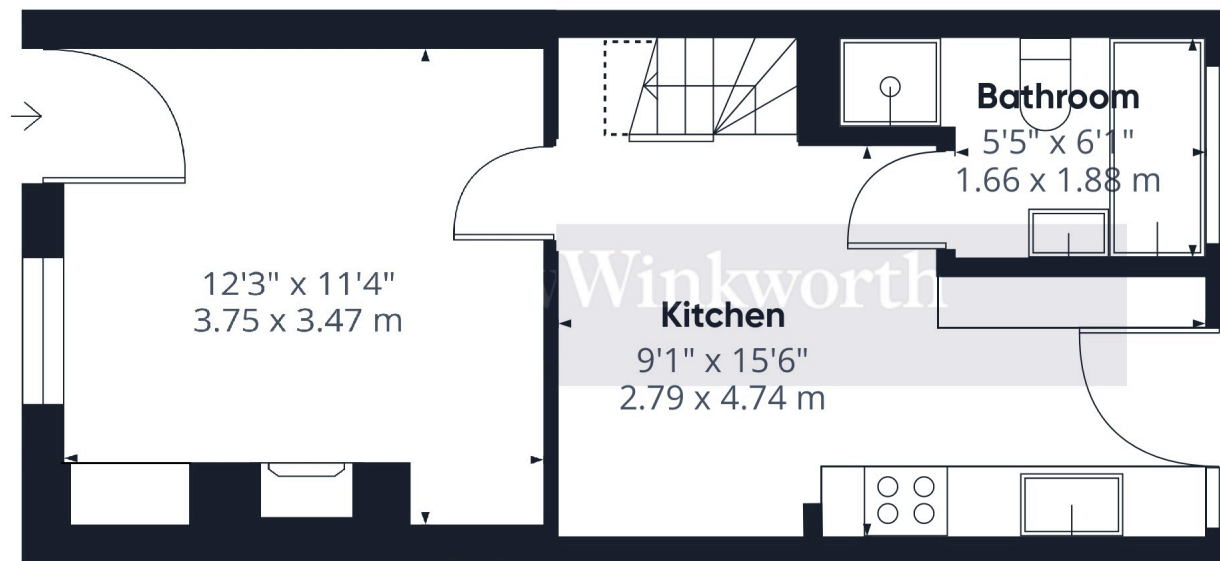
Long Itchington is known for its friendly community spirit and traditional village charm. A short walk (0.3 miles) will take you to the village green, home to the popular Duck on the Pond pub—one of several charming local public houses. The Co-op is conveniently located, just a short walk down the Road'. To the south, the Grand Union Canal provides a peaceful setting for walking, running, and cycling, with scenic towpaths and routes along the National Cycle Network.

Families will appreciate the excellent selection of nearby schools, including Long Itchington CofE Primary School (0.8 miles), Bizzy Tots Nursery (0.2 miles), Stockton Primary School (1.5 miles), and the well-regarded Southam College (2.6 miles).

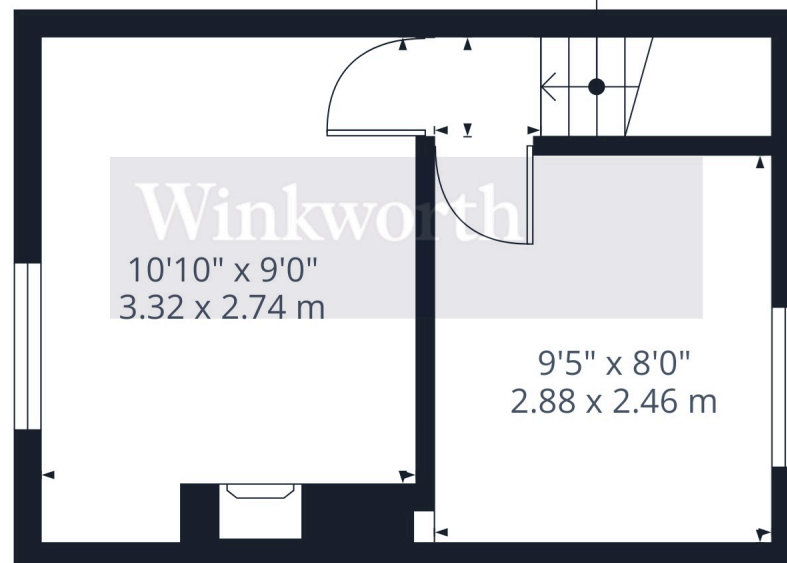
Commuters will benefit from easy access to the M40 motorway for travel to London and the Midlands, while Leamington Spa Railway Station (6.3 miles) offers direct services to London Marylebone (approx. 1 hr 25 mins) and Birmingham (approx. 33 mins), making this an ideal location for those who need to travel.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Landing
2'6" x 2'6"
0.78 x 0.77 m



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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