



School Hill, Offchurch, Warwickshire  
£875,000

**Winkworth**

for every step...

















## About the Property

Winkworth Leamington Spa is thrilled to present to the market this beautiful three bedroom, two bathroom family home, perfectly located in the heart of Offchurch, one of Warwickshire's most sought after villages.

This wonderful family home has been lovingly maintained and beautifully restored by the current owners to offer contemporary country living with accommodation extending to approximately 2050 sq ft.

### **Material Information:**

Council Tax: Band F

Local Authority: Warwick District Council Broadband: Ultrafast Broadband Available (Checked on Ofcom Mar 2025)

Mobile Coverage: Limited Coverage (Checked on Ofcom Mar 2025)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold







## The Finer Details

Built around 1700, Corner Cottage is a stunning village home set in one of Warwickshire's most sought-after villages. Offering an idyllic blend of traditional charm and modern comfort, this exceptional three-bedroom, two-bathroom family home spans approximately 2034 sq ft of living space, providing a perfect sanctuary in a peaceful and picturesque setting.

Upon arrival, a small entrance porch welcomes visitors into the heart of the home, where a beamed middle hall creates a warm and inviting atmosphere. The first of three ground-floor inglenook fireplaces adds character and charm to this space, setting the tone for the rest of the house.

From the middle hall, you are guided into the spacious lounge, where dual aspect windows frame views of the beautifully landscaped front garden. French doors at the rear open onto a lovely patio and garden, filling the room with natural light. This spacious and elegant room, with its central fireplace, is perfect for both relaxation and entertaining.

Adjacent to the sitting room, the snug room (which is currently used as an office) features dual aspect windows and ample built-in storage, complementing the inglenook fireplace. This room is ideal for family gatherings or as a more intimate space to unwind.

The beautifully renovated kitchen-diner offers a fantastic living space that seamlessly flows into the rear garden. The galley-style kitchen is equipped with high-quality integrated appliances, including a range cooker, fridge-freezer, farmhouse sink, and dishwasher. Windows along the countertops allow natural light to flood the room, while French doors in the dining area lead out to the charming rear terrace.

A family bathroom is located at the end of the middle hallway, accessed via a half-flight of stairs. This bathroom features a WC, stand basin, and a bath with a shower. There is potential to convert this room into a fourth bedroom if desired.

Upstairs, the spacious landing, with front and rear aspect windows, is currently used as a play-room/snug but could easily be transformed into a study or additional living area. The three generously sized double bedrooms are all located on the first floor, two of which are accessed via half landings.

The master bedroom is a particularly delightful retreat, offering a large double room with a dressing area. A half-flight of stairs leads to an en-suite shower room, while double doors with a Juliet balcony provide breathtaking views of the surrounding countryside, allowing you to enjoy the scenery from the comfort of your own room.

Externally, the rear garden is fully enclosed brick walls and a wooden fence, providing both privacy and scenic views across the surrounding countryside. The garden, soon to be re-turfed, features a vegetable garden, a brick-built workshop, and log storage. The spacious, extended patio area is perfect for outdoor dining and entertaining during the warmer months. The front garden is beautifully landscaped with box hedging and an array of mature trees, shrubs, and flowers. A small driveway and a single-car garage offer off-street parking for two vehicles.











































## About this Area

Surrounded by lush countryside, the highly sought after village of Offchurch offers a peaceful escape while still being conveniently close to the bustling towns of Leamington Spa (3.1 miles) and Rugby (11 miles). The village is rich in history, with charming stone cottages and a welcoming community centred around the popular village pub, the Stag and the beautiful St. Gregorys Church which traces its origins to the 8th Century.

There are a number of wonderful state and private, primary and secondary schools within a short drive of Corner Cottage. Radford Semele C of E Primary School (1.2 miles), St Anthonys Primary School (2.1 miles) and Champion School (2.9 miles) are good local state options, while the famous Warwick School (4.5 miles), Arnold Lodge (3.4 miles) and Rugby School (12.6 miles) are some of the many independent options.

Leamington Spa is less than a 10 minute drive (3 miles), with its array of parks, shops and restaurants. Leamington Spa Station (2.9 miles) offers a direct service to London Marylebone (1 hour 20 minutes) and Birmingham Terminals (35 minutes), while the M40 can be accessed via multiple junctions.



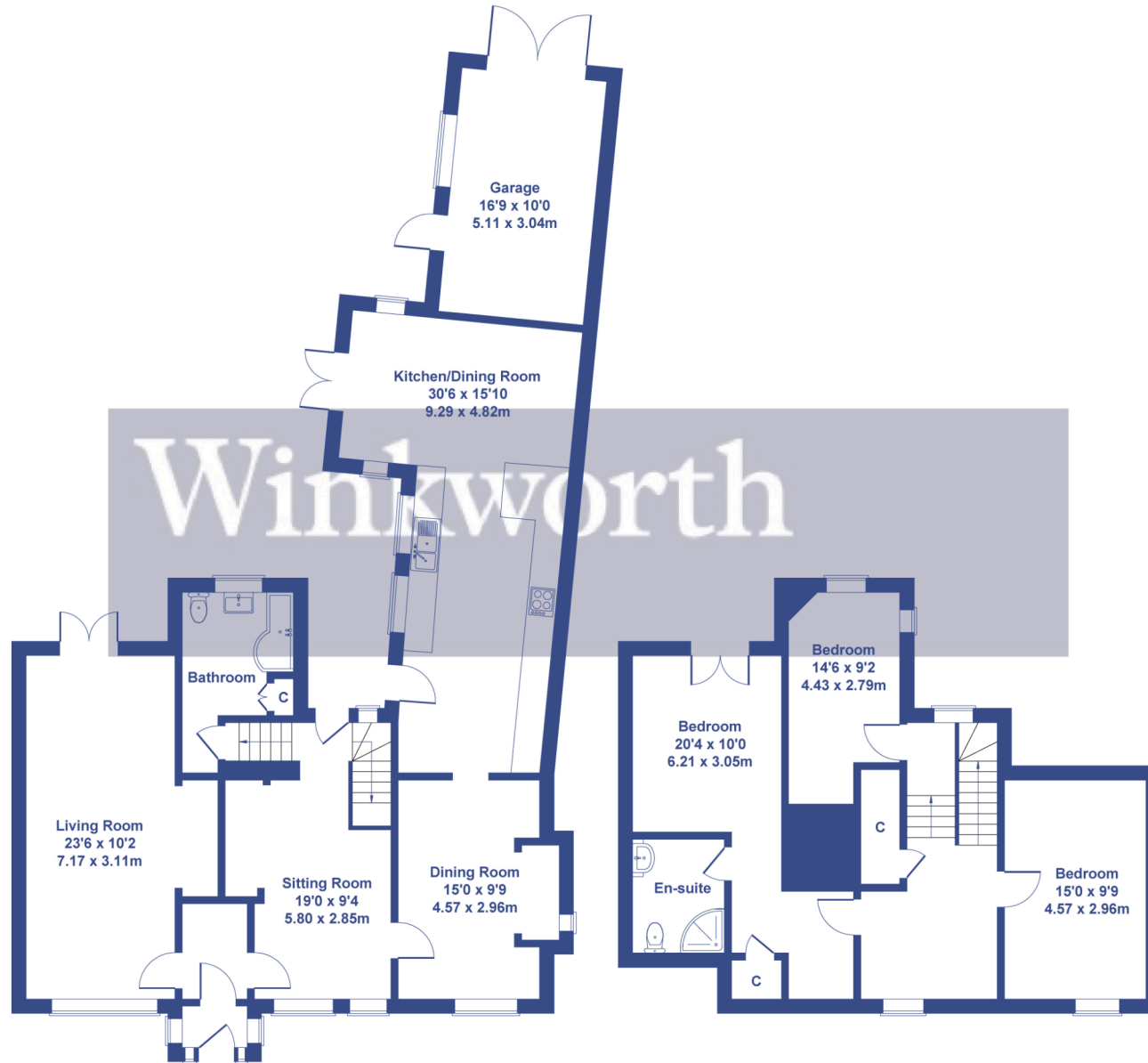






# Corner Cottage

Approximate Gross Internal Area  
2034 sq ft - 189 sq m



GROUND FLOOR

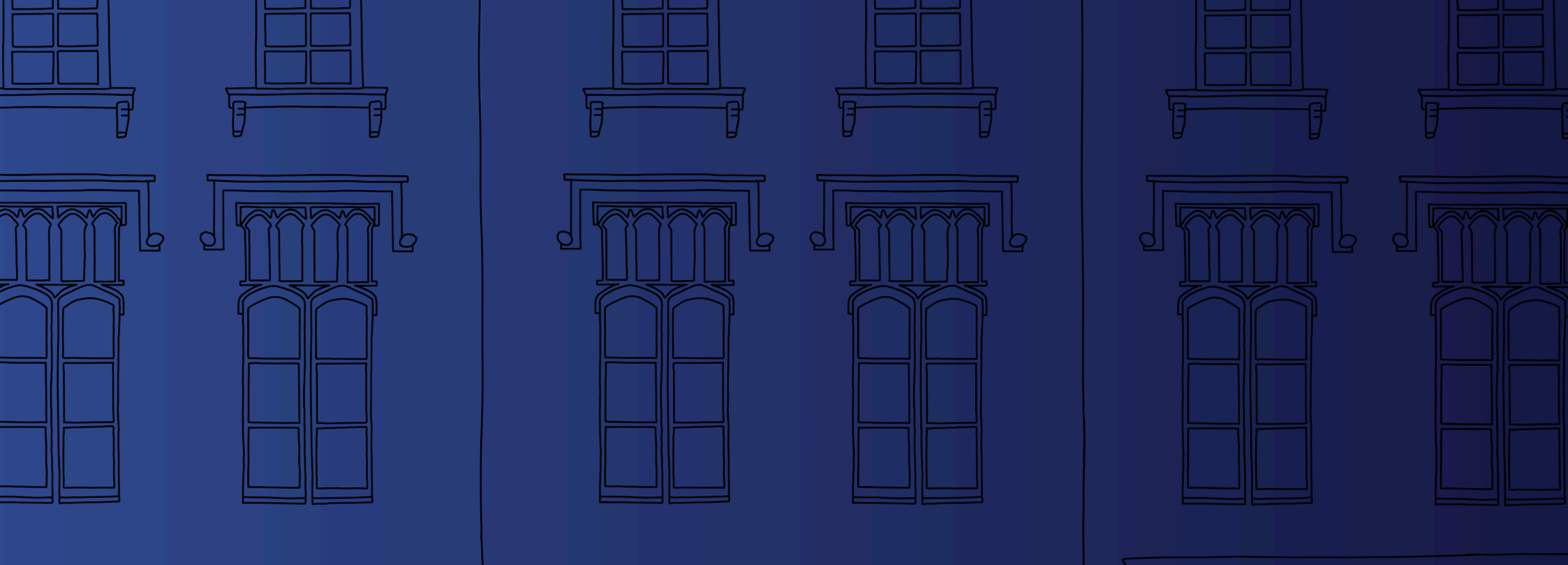
FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.









Winkworth

019 2695 6560



Winkworth Leamington Spa  
01926 956560

19 Denby Buildings, Regent Grove, Royal Leamington Spa, Warwickshire, CV32 4NY  
leamingtonspa@winkworth.co.uk

**Winkworth**

for every step...