



# HAZEL COTTAGE

STONELEIGH • WARWICKSHIRE



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*Heenay Joshi*  
Property Expert





## PROPERTY DESCRIPTION

Set within a 16th century row of Grade II Listed Tudor cottages overlooking the village green, 8 The Bank is a stunning Grade II Listed timber-framed family home with red brick infill panels, built in 1541 and sensitively modernised and tastefully decorated to provide a fabulous characterful family and entertaining space arranged over two floors, combining the amenities of modern living with retained features including casement windows with glazing bars, exposed wall and ceiling beams and a wonderful original inglenook fireplace.

As is usual in properties of this age, the bespoke solid wood and studded stable front door opens into a spacious front aspect sitting room where the eye is drawn immediately to a stunning inglenook fireplace with woodburning stove and original bread ovens. A haven of peace and tranquillity, the room also features a floor to ceiling bespoke bookshelf, parquet flooring, electric marble radiators and a turned wooden staircase with purpose-built desk rising to the first floor. The ground floor accommodation is completed by a generous rear aspect kitchen/dining room, an extension to the original building, which features quarry-tiled flooring, a range of eye and base level units and drawers, a Belfast sink with mixer taps, space for a small range and integrated appliances, a dining area with room for a good-sized table and French doors to the rear terrace.

Mirroring the beautifully-presented ground floor accommodation, the first floor features an impressive front aspect principal bedroom with feature exposed chimney breast and bespoke built-in storage, one further well-proportioned rear aspect bedroom and a modern family bathroom with panelled bath with mixer taps and attached shower.



## SELLER INSIGHT

Hazel Cottage was the perfect property for me, combining style with a perfect location at the heart of a beautiful small village with fields and an orchard just across the road.

I fell in love with the house for so many reasons but especially the inglenook fireplace. Every year, I've looked forward to the autumn - I'll light a fire, put the kettle on the top and wander across the road to the fields for a bracing walk. When I get back, the house is toasty warm and the kettle simmering ready for an indulgent cup of hot chocolate. The bespoke south-facing stable door is also a joy on a bright summer Sunday morning - I often sit and listen to the church bells pealing as I enjoy my morning coffee. It really is a house for all seasons; it's been a real privilege to live here for the past decade, but it's now time for the next custodians to take over. I hope they enjoy it as much as I have.

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.*



*An exquisite Grade II listed home.*











## FEATURES

- Tudor cottage located on The Bank, originally part of the Stoneleigh Estate
- Flowing ground floor layout with modern décor and high ceilings, a perfect family and entertaining space
- Spacious front aspect sitting room with feature inglenook fireplace with log burner
- Generous kitchen/dining room with French doors to the rear garden
- Two first floor bedrooms
- Contemporary family bathroom
- Quality fixtures and fittings throughout
- 100 ft. rear garden with timber double garage and parking
- Lovely views of Stoneleigh village
- Located near to the A46 and M40, providing great access to road and train networks







## HISTORY

Numbers 6 - 9 The Bank, of which Hazel Cottage forms part, originally formed part of a complex property which started life with the construction of number 6 at the east end of the range, originally part of a larger structure whose west wing was replaced by the mid-16th century by a then-jettied two-bay crossing incorporating a large fireplace, now known as number 7. A further two bays were subsequently added to the west (Hazel Cottage and number 9), both probably occupied separately from what was then the main house. The fully-developed house was recorded in 1670 in the inventory of Edward Stirton, a tailor, which showed that Hazel Cottage or its neighbour (number 9) served as his shop, containing three spinning wheels. By 1813 all four properties combined to create one house, with that year's census showing six people living there.











## GARDEN & GROUNDS

Having plenty of kerb appeal, the property is approached over a tiered front garden with mature rockery planting and steps rising to the front door, affording lovely views over the village. Providing an oasis of calm, the well-maintained terraced garden to the rear extends to 100 ft. in length and features a vegetable garden with raised beds and a paved terrace off the kitchen/dining room together with gravelled and decked seating areas, all ideal for entertaining and al fresco dining, as well as giving access to a timber double garage with power and lighting, also accessible over a driveway to the rear of the property which offers off-road parking and a pedestrian gate to the property's rear garden.







## ABOUT STONELEIGH

Regarded as one of the most sought-after addresses in the area, The Bank is situated directly off the Birmingham Road at the heart of the historic and picturesque village of Stoneleigh, which lies on the River Sowe to the north-east of the river's confluence with the River Avon and is surrounded on all sides by stunning Warwickshire countryside. Located overlooking the village green with its central Old Forge, the property lies within walking distance of the centre of the village which has a thriving community spirit and a good range of day-to-day amenities including a church, village hall, local shopping, playing field and a popular social club as well as being home to the historic Stoneleigh Abbey and Stoneleigh Park, home to the annual royal Show. The towns of Kenilworth and Leamington Spa are easily accessible via the A46, both offering a wider range of shopping, leisure and recreational amenities. Coventry city centre, named the UK City of Culture for 2021, offers extensive mainstream and boutique shopping, services, leisure and recreational amenities. Communications links are excellent: the city is surrounded by a network of motorways including the M1, M6, M40, M45 AND M69,

giving access to major regional centres and the north and south of the UK, making the property ideally situated for easy commuting into Rugby, Coventry, Leamington Spa, Warwick and Banbury. In addition, Kenilworth station offers regular links to Coventry train station which provides regular local services to Nuneaton and Leamington Spa as well as Intercity services to Birmingham, Wolverhampton, London and Scotland.

The area is served by a good selection of state schooling including Thorns Community Infant School, Park Hill Junior School, Kenilworth School and Sixth Form and Finham Park School (rated Outstanding by Ofsted) together with a wide range of highly-regarded independent schools including Crackley Hall, King Henry VIII, The National Mathematics and Science College, Arnold Lodge, Pattison College, The Kingsley and Princethorpe College.

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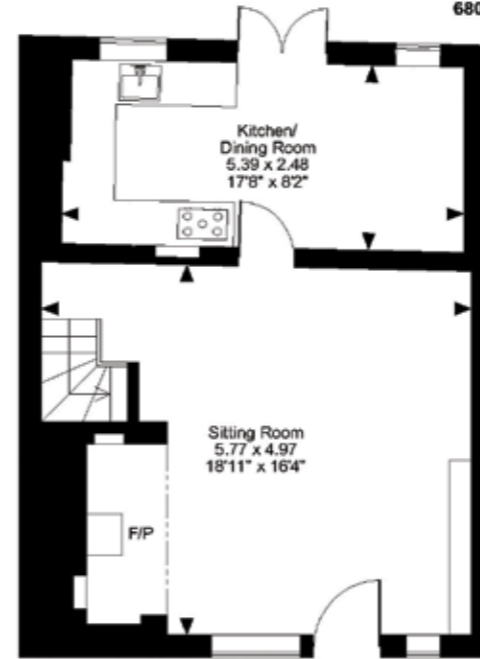
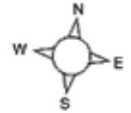
## CONSERVATION AREA

Conservation Areas are areas of "special architectural historic interest, character or appearance of which it is desired to preserve or enhance", per the Planning (Listed Buildings and Conservation Areas) Act 1990. Designated in 1969 and extended in 2001, the Conservation Area in Stoneleigh is designed to protect the character of the village for inhabitants and visitors alike and includes a requirement for most properties, whether listed or not, to seek planning permission for any planned property alterations. In addition to Stoneleigh Bridge at the entrance to the village, a Scheduled Ancient Monument, Stoneleigh Abbey grounds and its deer park are listed Grade II in the English Heritage Register of Historic Parks and Gardens, while numerous village properties are also listed. Stoneleigh's historic interest stems from its origins as part of the Forest of Arden, immortalised by Shakespeare, and from Stoneleigh Abbey, whose mediaeval remains are incorporated into the western portion of the current country house, now run by a trust established for the building's preservation. The Abbey was acquired by the Leigh family, founders of the almshouses, in 1561. The wider Conservation Area is a series of distinctive open spaces following the line of the river, important for the views both out of and into the village, and are designated to remain as open agricultural land.

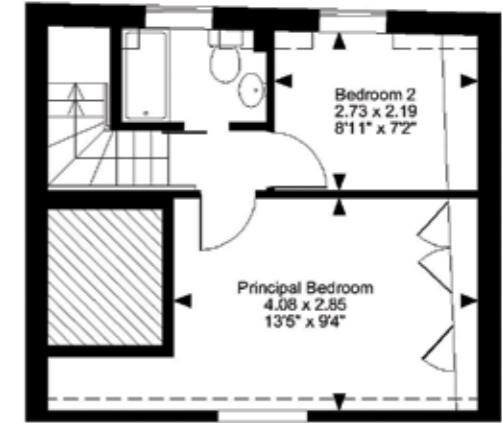




**The Bank Stoneleigh, Coventry**  
**Approximate Gross Internal Area**  
**680 Sq Ft/63 Sq M**



**Ground Floor**



**First Floor**

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.





## GENERAL

**SERVICES:** Oil Central Heating System. Mains electricity, water and drainage are connected

**BROADBAND:** Vodafone Superfast broadband

**FIXTURES & FITTINGS:** Only those items mentioned in these particulars are included in the sale. All others are excluded but certain items may be made available by separate negotiation.

**LOCAL AUTHORITY:** Warwickshire County Council, tel: 01926 410410

**COUNCIL TAX:** Band D

**TENURE:** Freehold

**POSTAL ADDRESS:** Hazel Cottage, 8 The Bank, Stoneleigh, Coventry, Warwickshire, CV8 3DA

*Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Coventry Sales & Lettings Limited in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Coventry Sales & Lettings Limited nor any joint agent has any authority to make any representations about the property. Accordingly, any information given is entirely without responsibility on the agents, seller(s) or lessor(s). 2. Photos etc.: The photographs show only certain parts of the property as they appeared when they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc.: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent have been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been appropriately dealt with and that all information is correct.*





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