







Imposing, five bed, in need of renovation.

Oken's Cottage, 8 Emscote Road
Warwick
CV34 4PP

MARGETTS
ESTABLISHED 1806

Guide Price £650,000

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***** GONE TO BEST & FINAL OFFERS - NOW UNDER OFFER **** offering substantial five bedroom accommodation in need of total renovation. The property offers reception rooms and five bedrooms with large gardens to the rear, off-road parking and lean-to garage to the side. The property has historic connections to Thomas Oken and substantial interest is anticipated.**

Front door opens into reception vestibule.

Further front door opens into the hallway.

RECEPTION ROOM ONE - REAR
19'0" x 14'0"

RECEPTION ROOM TWO - FRONT
15'1" x 11'9"

RECEPTION ROOM THREE - REAR
19'0" x 16'0" max reducing to 13'0"

SMALL KITCHEN
5'2" x 11'7"

REAR LEAN-TO

RECEPTION ROOM FOUR - SIDE
13'5" x 9'2"

LARGE KITCHEN
14'1" x 10'2"

From the reception hall is a staircase proceeding down to the large cellar.

CHAMBER ONE
18'4" x 6'2"
with two storage rooms off.

CHAMBER TWO
14'1" x 11'9"

CHAMBER THREE
11'9" x 15'1"

Staircase from the reception hall proceeds to the first floor landing.

BEDROOM ONE - FRONT
19'0" x 13'9"

BEDROOM TWO - REAR
19'0" x 14'1" max







BEDROOM THREE - FRONT
15'1" x 11'9"

BATHROOM

SEPARATE WC

FURTHER HALLWAY
leads to

BEDROOM FOUR - SIDE
13'4" x 10'2"

BEDROOM FIVE - REAR
14'5" x 10'2"
Bedroom five rear measures 4.4 m x 3.1 m

OUTSIDE

TO THE FRONT OF THE PROPERTY
there is a large fore garden set behind a dwarf brick wall with railings, gate and path leading to the front door. Further gates open to driveway which gives access to a



ATTACHED GARAGE

REAR GARDEN

is of a substantial size with plants and shrubs and patio adjoining the property.

GENERAL INFORMATION

We understand that the property is freehold and all mains services are connected.
The property is within a smokeless zone and is within Warwick Conservation Area.





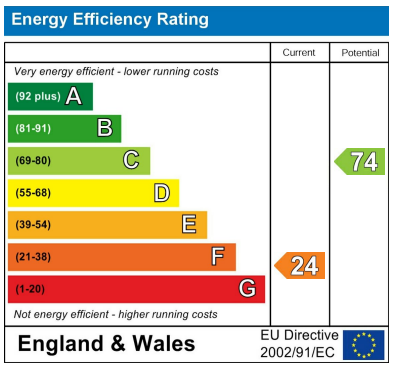




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CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

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