£220,000

Sutton Stop, Hawkesbury Village, COVENTRY, CV6 6DF




2 Bedrooms

1 Bathroom

2 The Quadrant, Coventry, CV1 2EL | info@suttonsestates.com

02476525111

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Charming Two-Bedroom Cottage Overlooking the Picturesque Hawkesbury Junction – Ideal First-Time Buy, Downsize or Retirement Property

Looking for a charming cottage in a picturesque canalside setting, with scenic walks and a cosy traditional pub just moments away?

Suttons Estate Agents are delighted to offer for sale this charming two-bedroom cottage, ideally positioned in the highly sought-after and picturesque location of Hawkesbury Junction. Perfect for first-time buyers, those looking to downsize or anyone seeking a peaceful retirement retreat, this delightful home offers character, convenience and an enviable setting.

Hawkesbury Junction is renowned for its beautiful canal surroundings, where you can enjoy watching narrowboats navigate the historic junction or relax with a refreshing drink at the popular Greyhound Inn, soaking up the charming waterside atmosphere.

Despite its peaceful setting, the property benefits from excellent access to a range of local amenities, schools and transport links, including Bayton Road Industrial Estate, Grangehurst, Alderman's Green and Foxford schools, Coventry Arena railway station, and convenient access to the A444 and M6 motorway network.

Ground Floor

The accommodation briefly comprises an entrance hallway with a useful understairs storage cupboard, a tiled ground-floor bathroom fitted with a bath and overhead shower, and a welcoming lounge/dining room with French doors opening directly onto the rear garden, creating a lovely connection between indoor and outdoor living.

The fitted kitchen offers an oven, gas hob and space for additional appliances.

First Floor

To the first floor are two bedrooms, including a generously sized principal double bedroom and a further single bedroom with storage cupboard, which would also make an ideal home office, dressing room or occasional guest bedroom.

Outside

To the rear is a delightful south-east-facing garden with rear pedestrian access, featuring a variety of established trees and shrubs, providing a lovely outdoor space to relax, unwind or enjoy a morning coffee.

A wonderful opportunity to purchase a charming cottage in a truly picturesque location. Ideally suited to an individual or couple seeking a cosy, manageable home with the beauty of the canal network and local countryside right on the doorstep.

Early viewing is highly recommended to appreciate the setting, charm and potential this lovely home has to offer. Please see the floor plan for measurements and use the virtual 360 tour before calling to book a viewing.

Good to Know

Grade II Listed – A charming period property with historic character.

Extension Potential – Extensions to Grade II listed properties may be possible, subject to the necessary planning permissions and Listed Building Consent.

Chain Free – Sold with vacant possession and no onward chain.

Tenure – Freehold.

EPC Rating – D.

Internal Floor Area – Approximately 504 sq. ft. (46.8 sq. m).

Parking – Parking available to the front of the property.

Boiler – Worcester Bosch boiler located in the kitchen. Serviced July 2025.

Council Tax Band – B.

Hawkesbury Junction is a conservation area.

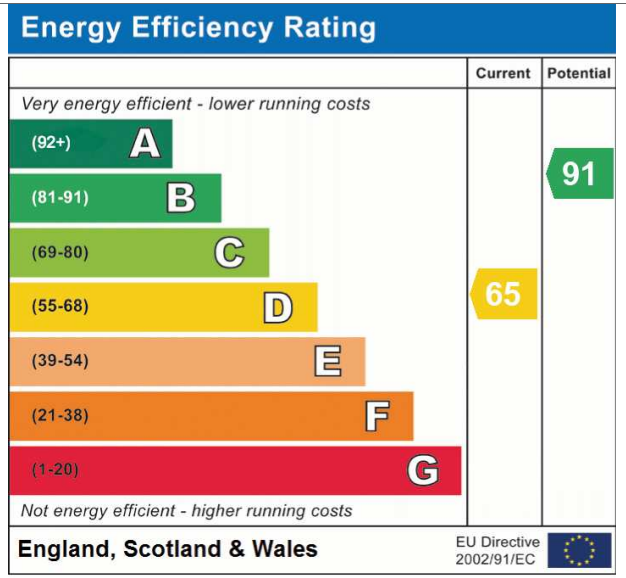
Garden – South-east-facing rear garden with established trees and shrubs.

Bedrooms – Two (one double and one single).

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## Sutton Stop, Hawkesbury Village, COVENTRY, CV6 6DF




Address: Sutton Stop, Hawkesbury Village, COVENTRY, CV6 6DF