



Wharf Lane
Sutton Cheney

Carter Jonas

WAYSIDE COTTAGE WHARF LANE SUTTON CHENEY CV13 0AL

- Detached Cottage
- Three Reception Rooms and Three Bedrooms
- Semi-Rural Location with Countryside Views

DESCRIPTION

Living room with a fireplace encasing wood burning stove, and exposed beams. Dining room with exposed ceiling beam and wall light points, opening into a vaulted family room with a wood burning stove and views over the cottage gardens.

Kitchen breakfast room with a range of modern cabinets with contrasting tops, space for breakfast table and French doors onto the gardens. Utility room with space for laundry appliances, and door into ground floor cloakroom.

The first floor has three bedrooms with exposed beams, and one with a feature fireplace. House bathroom comprising bath, wash basin and toilet.

OUTSIDE

Standing outside the village the property backs onto countryside with open views to the front aspect. There is off road parking to the front of the property. The main garden sits to the side of the property and comprises lawn, and borders. Directly off the family room is an enclosed gravel area.

A CHARMING THREE BEDROOM DETACHED COTTAGE WITH THREE RECEPTION ROOMS BACKING ONTO COUNTRYSIDE.



ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: CV13 0AL

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Mains electricity, drainage, and water
Oil central heating
EPC rating: D
Council tax band: B

Mobile phone coverage and speeds can be checked here:
checker.ofcom.org.uk. - We understand signal is good outdoor on some networks.

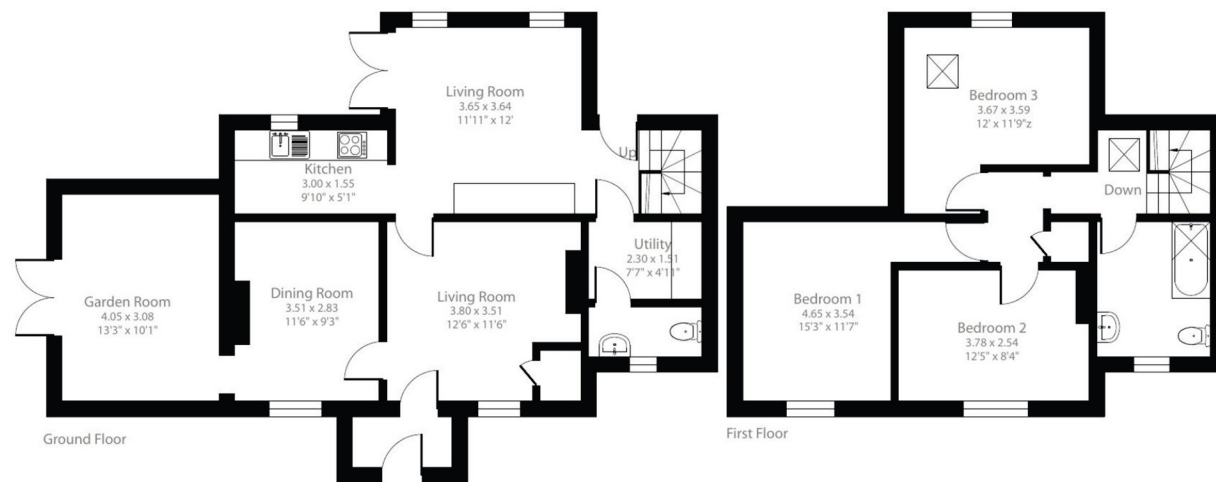
Broadband speeds can be checked here:
checker.ofcom.org.uk. - We understand superfast broadband is available.



Wharf Lane, Sutton Cheney, Nuneaton, CV13

Approximate Area = 1272 sq ft / 118.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nhtechcom 2026. Produced for Carter Jonas. REF: 1513492



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT INFORMATION

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