



The Toll House, Bascote, Southam

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The Toll House is situated next to Bascote Locks and the Grand Union Canal in open countryside in a rural location. Bascote, a hamlet situated between Southam and Leamington Spa. The village of Long Itchington is two miles away and has a general store, post office, church and public house. Leamington Spa, which is approximately seven miles away, has a wider selection of shopping and leisure facilities, as well as Stratford-upon-Avon, Bicester Village and Cheltenham further afield.



Tenure: Available freehold

Local authority: Stratford-on-Avon District Council

Council tax band: D



The area is well served with an excellent range of state, private and grammar schools, including Warwick Prep and Public Schools and Kings High School for Girls in Warwick; The Croft Prep School near Stratford-upon-Avon and Kingsley School For Girls; Arnold Lodge School in Leamington Spa; Bilton Grange Prep School; Princethorpe and Rugby Public Schools.

For the commuter, Bascote lies just off the Fosseway with links to the M40 and the M6 in either direction.

For the equestrian enthusiast, there is polo at Southam and Rugby, Solihull Riding Club, a Pony Club with the Warwickshire Hunt and racing at Warwick, Stratford-upon-Avon and Cheltenham.

There are excellent walks and bridleways nearby.





A charming country cottage adjoining the canal and sitting in a remote and peaceful setting.

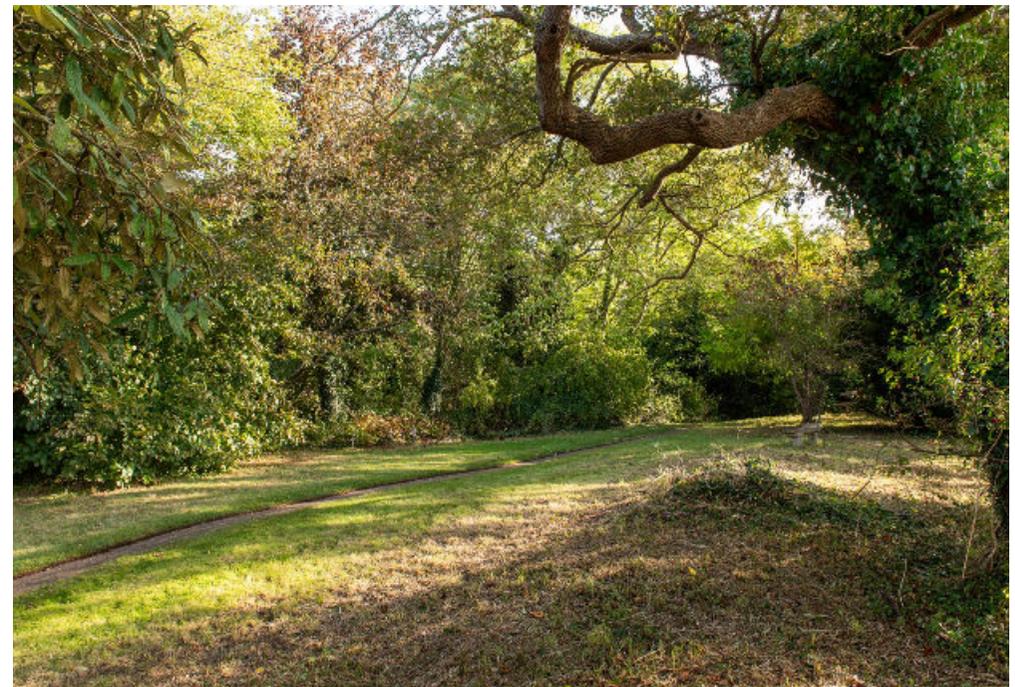
The Toll House was constructed in 1864 and originally housed the lockkeeper. The property is approached over a long driveway, which is a D-class road, maintainable by the highway authority and which winds its way across farmland to a peaceful rural position next to the Bascote Locks, surrounded by open countryside. The property was sympathetically refurbished in 1997/98, and the family room has been added by the present owners and retains many original features, such as the bay window, which overlooks the canal, from which the lock keeper would collect the tolls from passing canal boats.

The house is light and airy and completely secluded in this picturesque location, with plantation shutters to some windows. The property has fibre to the property, offering high-speed broadband connection for a buyer wanting to work from home in the seclusion and peace that the property offers.

The kitchen has a range of units, cooker, an induction hob and extractor and a window at the front of the property. Dining room with original door to the rear, exposed beams, terracotta tiled floor, fitted corner cabinets and a dual aspect. The sitting room also has a dual aspect and a fireplace with a log-burning stove. Downstairs shower room. The family room, with under-floor heating, faces south and east with a large roof lantern, flooding the room with light, fitted oak bookshelves. It might be suitable to connect to the kitchen to give an open-plan kitchen/family room. Utility closet with plumbing for washing machine.

The principal bedroom has far-reaching views over the canal lock and the surrounding countryside. Bedroom two with dual aspect overlooking both the canal lock and front garden. Bedroom three. Family bathroom.

Outside, there is a detached workshop/laundry/office with a window overlooking the garden. This used to be the old washhouse. There was planning permission, which has now lapsed, for a larger extension to the south side of the cottage.





Gardens and grounds

From the front gate, there is a path leading down the centre of the lawn to the front of the property and around to the workshop and sun terrace. The garden runs alongside the canal and is mainly laid to lawn with several mature trees, including beech, copper sycamore, willow and drumhead cherry. There is hawthorn hedging to the perimeter. The garden is also well stocked with tree peonies and bulbs, which come into bloom in the springtime. Garden stores. Well.

Next to the canal is a small blue brick terrace overlooking the water. The property has the benefit of a right to moor outside The Toll House, subject to a reduced mooring fee. There is also a terrace at the side of the property with a raised flower bed on one side. The property has three allocated parking spaces situated just off the lane.

The property also benefits from the right to use a wooded paddock area extending alongside the canal, belonging to the Canals and River Trust, beyond the garden at no cost, on which there is a field shelter.

Directions (CV47 2DT)

What Three Words //tinned.exposing.validated

From the M40 (J12), take the exit signposted Gaydon. Turn right at the T junction signposted to Bishops Itchington on the B4451 and go through Bishops Itchington. At the T junction, turn left, signposted to Harbury along the B4452, and after approximately a mile, you will come to a sharp right-hand bend, continue on this road until you reach the A425. Go straight over the crossroads signposted to Bascote and Long Itchington. Go through Bascote Heath and just after the Fox and Hen pub, turn right. When you come to the crossroads, continue straight across. Just after the Bascote sign, turn left down a farm track with a sign Pudding Bag Lane. Follow the road past the farm on to the farm track, and The Toll House can be found on the left before the bridge.





Services

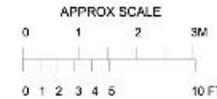
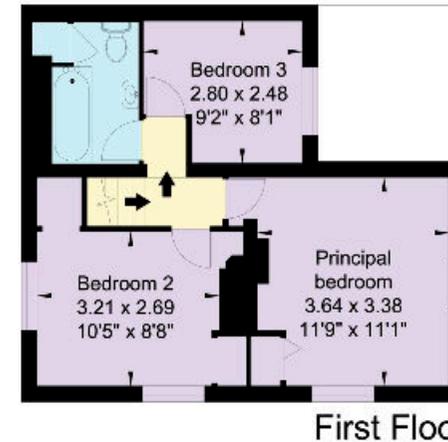
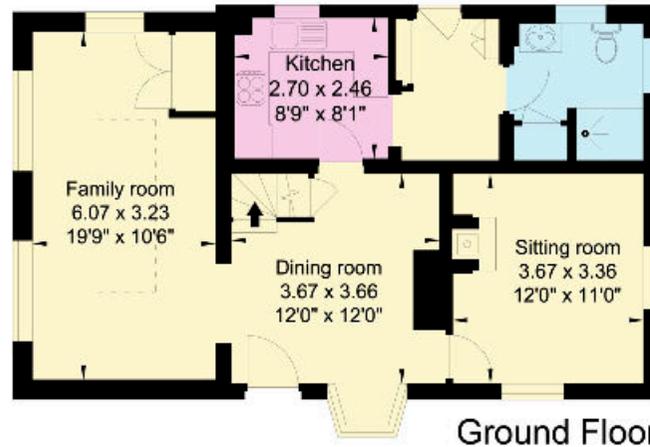
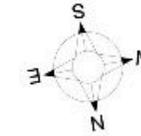
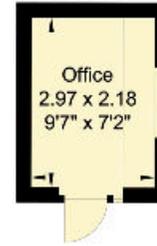
Mains electricity. Mains water is connected to the property and shared with the neighbouring farm. Private drainage and oil-fired central heating with an outdoor boiler renewed in 2023. Broadband fibre to premises.

Narrow Boat

The narrow boat moored at the property has a commercial license and has been used by the present owners for Airbnb and self drive hire and would be available to purchase in addition. The narrow boat will benefit from work on the floor.



Not shown in
actual location /
orientation



**Approximate Gross Internal Floor Area
115 sq m / 1238 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
Stratford-upon-Avon
Bridgeway House
Bridgeway
CV37 6YX
knightfrank.co.uk

I would be delighted to tell you more
James Way
+44 1789 206950
james.way@knightfrank.com

The Toll House Bascote



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Date: 17 October 2023
Our reference: STR012303295

The Toll House, Bascote, Southam, CV47 2DT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £695,000

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KNIGHT FRANK LLP

Enc:

James Way
Partner
+44 1789 206 950
james.way@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

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