



## RUPERT KETTLE DRIVE BISHOPS ITCHINGTON

£490,000  
FREEHOLD

Set at the heart of the highly desirable village of Bishops Itchington, is this stunning four-bedroom family home. With an abundance of space, versatility throughout and great road links nearby, this lovely home has much to offer its next owners.

# RUPERT KETTLE DRIVE

- Four bedrooms
- Ensuite to main bedroom
- Double garage
- Rolling countryside views
- Two reception rooms
- Off road parking
- Utility room
- Immaculately presented throughout
- Perfect family home
- Separate dining room



Set at the heart of the highly desirable village of Bishops Itchington, is this stunning four-bedroom, extended family home. This wonderful property is located in a peaceful cul-de-sac on a private drive with rolling countryside views on its doorstep. With an abundance of space, versatility throughout and great road links nearby, this lovely home has much to offer its next owners.

Upon entering the property, you are welcomed into a bright and airy entrance hall that leads to all other rooms within the home.

At the heart of the home, you will find the fully fitted kitchen/diner that is complete with a range of wall and base units and is inclusive of an integrated microwave, dishwasher, fridge/freezer, and a Rangemaster cooker. This beautifully presented space also benefits from space for a family breakfast table.

The kitchen also conveniently gives access to a utility room that provides further built in storage, undercounter space for white goods and a second sink.

Spreading the depth of the property you will find the spacious lounge that is flooded with natural light thanks to its dual aspect bay window and patio doors that open into the rear garden. This relaxing space is complete with a feature fireplace and ample room for a family dining table, offering a genuinely homely feel.

At the rear of the property, you will find a further reception room that conveniently gives further access to the garden. This versatile room would lend itself to the perfect children's playroom, gym, or work from home space.

The downstairs accommodation also benefits from a downstairs w/c and under stairs storage.

Upstairs comprises of four bedrooms, an ensuite shower room and family bathroom.

The main bedroom is located at the front of the home, overlooking a peaceful wooded area. This luxurious space is finished to a high standard in keeping with the rest of the home and benefits from built in wardrobes and a modern ensuite shower room inclusive of a waterfall shower.

Bedroom two is also located at the front of the home and is a large double room that benefits from built in storage and further countryside views.

Bedroom three is another good-sized double room with bedroom four being a small double both located at the rear of the home.

Conveniently located between all bedrooms is the family bathroom. This modern tiled suite is beautifully presented in keeping with the rest of the home and is inclusive of a shower over bath.

Outside, this lovely home is blessed with a vast and private rear garden that is laid mainly to lawn. This peaceful haven is complete with a large patio area, established foliage borders and countryside views, making it the perfect spot for alfresco dining and entertaining guests.

This wonderful home also benefits from a large double garage complete with electrics, gas central heating, double-glazing, off-road parking and rolling countryside views.

Surrounded by the South Warwickshire countryside, within catchment to outstanding schooling and with a wealth of amenities on its doorstep, this lovely home offers rural community living at its finest.

Tenure: Freehold

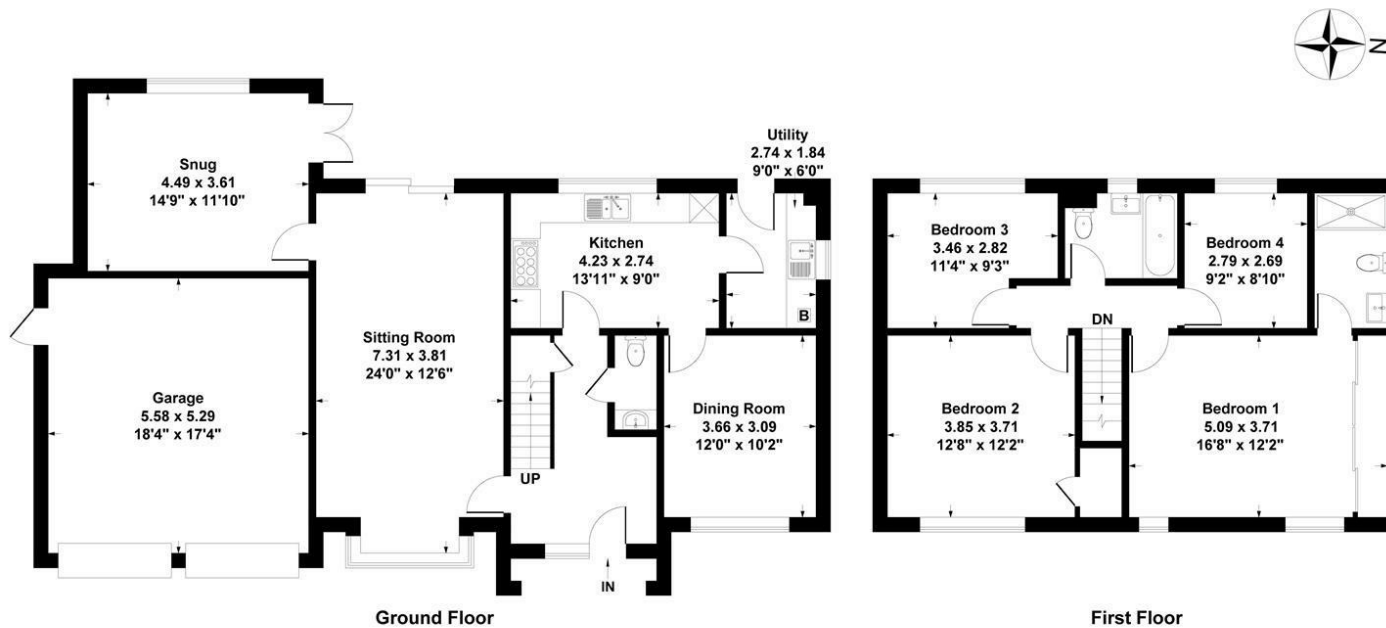
Council Tax Band: F

Local Authority: Stratford on Avon District Council

EPC: D

# RUPERT KETTLE DRIVE





Ground Floor Approx Area = 86.35 sq m / 930 sq ft  
 First Floor Approx Area = 66.85 sq m / 720 sq ft  
 Garage Approx Area = 29.51 sq m / 318 sq ft  
 Total Area = 182.71 sq m / 1968 sq ft

Measurements are approximate, not to scale,  
 illustration is for identification purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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