



## QUINCY MEADOWS

SOUTHAM, CV47 8AE

£575,000  
FREEHOLD

Set at the heart of the prestigious village of Napton, is this well presented, four-bedroom home. With a wealth of space on offer and with it's beautiful rural setting; this family home has much to offer its next owners.

# QUINCY MEADOWS

- 4 Bed Detached
- Log Burner
- Well Presented
- Open Plan Kitchen/Diner
- Downstairs W/C
- Enclosed Rear Garden
- Double Garage
- Driveway Parking
- Quiet Location
- Close To Amenities



Set at the heart of the prestigious village of Napton, is this well presented, four-bedroom home. With a wealth of space on offer and with it's beautiful rural setting; this family 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 house.

At the heart of the home, you will find the modern and fully fitted kitchen/diner that is complete with a range of wall and base units and is complete with a double integrated electric oven, dishwasher and five ring gas hob. This beautifully presented space also benefits from a separate seating area that has ample room for a breakfast table and French doors that lead into the rear garden that offers countryside views.

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.

Leading through the hallway you will find the spacious lounge that is flooded with natural light thanks to its dual aspect, inclusive of French doors that open into the rear garden. This relaxing space is complete with a log burner that provides a genuinely homely feel.

The downstairs accommodation further benefits from a w/c.

Upstairs briefly comprises of four bedrooms and a family bathroom.

The main bedroom is located at the rear of the home, overlooking the garden. This space is finished to a high standard in keeping with the rest of the home and benefits from built in wardrobes and an en suite shower room.

The ensuite is fitted with a modern tiled suite and is inclusive of a shower cubicle, heated towel rail and under sink storage.

Bedrooms two, three and four are all generously sized double rooms, two of which offer built in storage.

The family bathroom is conveniently located close to all of the bedrooms and is fully tiled and fitted with a white suite, inclusive of a bath and separate shower cubicle.

Outside this lovely home is blessed with a private rear garden that is laid mainly to lawn, and is finished with a patio area and decking. This peaceful haven is the perfect spot for alfresco dining and entertaining guests.

This unique home also benefits from a large double garage, gas central heating, double glazing throughout, off road parking for two vehicles, EV charging point, wood store and countryside views.

Surrounded by the South Warwickshire countryside 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

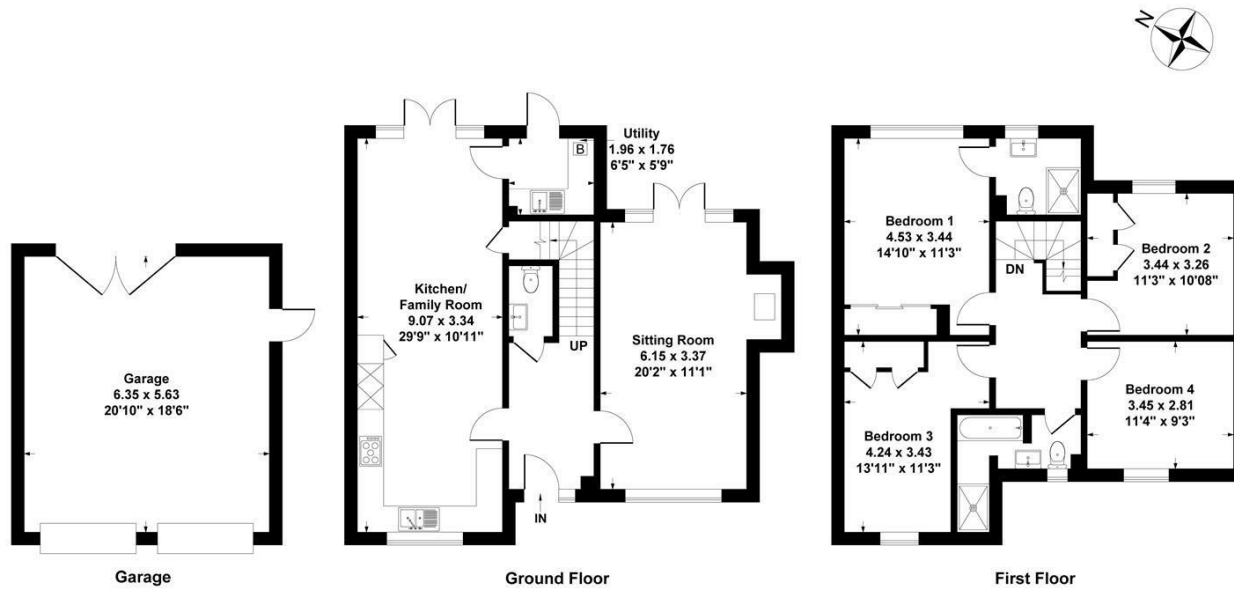
EPC: B

Local Authority: Stratford On Avon District Council



# QUINCY MEADOWS





Ground Floor Approx Area = 70.19 sq m / 756 sq ft  
 First Floor Approx Area = 68.67 sq m / 739 sq ft  
 Garage Approx Area = 35.87 sq m / 418 sq ft  
 Total Area = 174.73 sq m / 1913 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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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