



## SHEPHERDS HILL SOUTHAM, CV47 1GD

GUIDE PRICE £490,000

This immaculate four-bedroom detached home is located on the outskirts of the desirable market town of Southam and within easy walk of the local schools and shops and benefits from convenient transport links to Leamington, Warwick, Coventry, JLR and major road and rail networks. This lovely home has much to offer its next owners with potential throughout and space to extend at both the side and the rear of the property (subject to planning permission).



# SHEPHERDS HILL

- 4 Double Bedrooms
- Garage
- Off Road Parking
- En Suite
- Extended
- Home Office
- Downstairs W/C
- Close To Amenities
- Great Road Links



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Upon entering the house, you are welcomed into a central entrance hallway that leads to all other rooms within the home.

The extended open plan lounge/diner, located at the rear of the home, is of a very generous size with large windows that look out across the rear garden. This attractive space has a genuinely homely feel and offers the perfect spot for relaxing with the family.

The kitchen, also at the rear of the property, is complete with a comprehensive range of modern wall and base units with a freestanding dishwasher, integrated fridge freezer, electric oven and gas hob. This room provides access to the utility room and rear garden with space for washing machine and dryer with additional wall and base units.

At the front of the property is a home office. This space offers a wealth of uses and would also make a great playroom or snug.

The downstairs accommodation also benefits from a downstairs w/c.

The first-floor accommodation comprises of the main suite, three further double bedrooms and a family bathroom.

The main bedroom is located at the rear of the home and is a good-sized double room with fitted wardrobes and further

benefits from a fully tiled ensuite with shower, w/c and pedestal wash basin.

Bedroom two is also located at the rear of the home and is another good-sized double room with fitted wardrobes.

Bedrooms three and four are both double rooms at the front of the property. Bedroom three benefits from built in wardrobes.

The family bathroom is fully tiled, is of a good size and has been fitted with a contemporary white suite as well as a heated towel rail.

Leading outside, this lovely home is blessed with a low maintenance rear garden. The garden is laid to lawn with a patio and separate seating area. This private space is great for alfresco dining and entertaining guests.

The double garage is accessed via a driveway and the rear garden with remote electric doors, is complete with lighting and provides versatile storage space. The garage offers a wealth of uses and would also make the perfect home gym or workshop.

This beautiful family home further benefits from gas central heating, double glazing throughout, off road parking for several vehicles and a wealth of amenities on its doorstep.

Tenure: Freehold

Local Authority: Stratford on Avon District Council

Council Tax Band: E

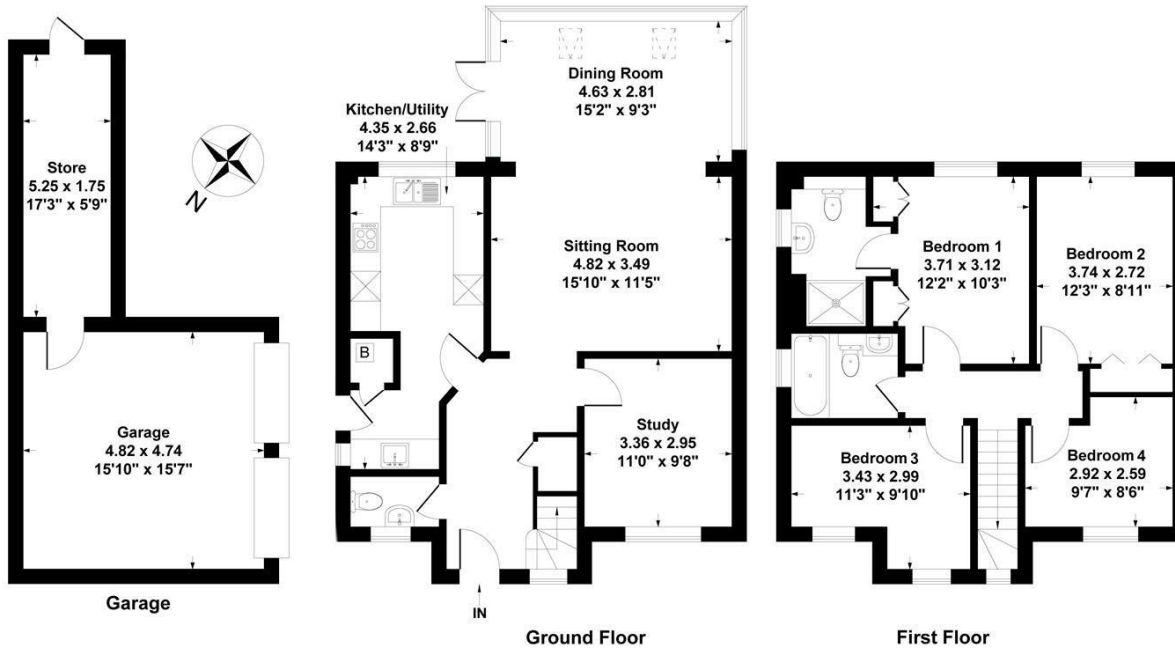
EPC: C



## SHEPHERDS HILL







**Ground Floor Approx Area = 70.02 sq m / 754 sq ft**  
**First Floor Approx Area = 55.62 sq m / 599 sq ft**  
**Garage Approx Area = 32.55 sq m / 350 sq ft**  
**Total Area = 158.19 sq m / 1703 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>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</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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