



## KEEPERS MEADOW

SOUTHAM, CV47 9AQ

GUIDE PRICE £525,000  
FREEHOLD

This immaculate four-bedroom detached home is located in the desirable rural village of Long Itchington and is within easy walking distance of the local school and shops. The home further benefits from convenient transport links to Leamington, Warwick, Coventry, JLR and major road and rail networks.

# KEEPERS MEADOW

- 4 Bedrooms • Detached • Garage • Open Plan Kitchen/Diner • Driveway • Close To Amenities • 3 Storey Home • Great Road Links • En Suite To Main



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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 lounge is of a generous size and is an attractive space, complete with dual aspect windows and French doors that lead into the rear garden. This room has a genuinely homely feel and offers the perfect spot for relaxing with the family.

The open plan kitchen/diner is complete with a comprehensive range of modern wall and base units with an integrated dishwasher, fridge freezer, oven and hob. This room provides access to the utility room and rear garden with space for washing machine and dryer, as well as additional under stairs storage. Dual aspect windows flood the area with natural light and provide a bright and airy space.

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

The first-floor accommodation comprises of the main suite, and one further double bedroom and family bathroom.

The main bedroom is located at the front of the home and is a good-sized double room with separate dressing area and benefits from a tiled ensuite with walk in shower, w/c, pedestal wash basin and heated towel rail.

Bedroom two is also located at the front of the home and is another good-sized double room with space for freestanding wardrobes.

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

The second-floor accommodation comprises of bedrooms three and four, both are double rooms at the front of the property with dormer windows. This space is complemented with a separate shower room that's complete with w/c and pedestal wash basin.

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

The single garage is accessed via the driveway and the rear garden, and is complete with an up and over door, lighting and versatile storage space. This space offers a wealth of uses and would make a great home gym or workshop.

This beautiful family home further benefits from gas central heating, double glazing throughout, off road parking for two vehicles, a wealth of amenities on its doorstep and the Grand Union Canal only a short walk away.

Tenure: Freehold

Local Authority: Stratford on Avon District Council

Council Tax Band: F

Maintenance Fee: £193

EPC: B





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**Ground Floor Approx Area = 46.84 sq m / 504 sq ft**  
**First Floor Approx Area = 46.48 sq m / 500 sq ft**  
**Second Floor Approx Area = 35.87 sq m / 386 sq ft**  
**Garage Approx Area = 14.50 sq m / 156 sq ft**  
**Total Area = 143.69 sq m / 1546 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>85</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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