



## HOLT LEYS

SOUTHAM, CV47 1FP

GUIDE PRICE £475,000  
FREEHOLD

Located on a quiet cul- de-sac in the highly desirable market town of Southam, is this newly decorated, four-bedroom detached home. With a wealth of space on offer and local amenities on its doorstep, this lovely home has much to offer its next owners.

# HOLT LEYS

- 4 Bedrooms • Detached • En Suite To Main • Downstairs Office • Separate Dining Room • Close To Amenities • Great Road Links • Utility Room • Garage • Solar Panels

Located on a quiet cul- de-sac in the highly desirable market town of Southam, is this newly decorated, four-bedroom detached home. With a wealth of space on offer and local amenities on its doorstep, this lovely home has much to offer its next owners.

On entering the property, you are welcomed into a spacious central hallway that leads off to all other rooms in the home.

Located at the front of the property is the wonderfully bright and airy lounge; this room is flooded with natural light thanks to the dual aspect windows. A homely ambience is created with the feature electric fireplace and French doors.

Also located at the front of the home, you will find the spacious and versatile home office that would also work as the perfect children's playroom or work from home space.

The kitchen is fully fitted with a range of wall and base units and is complete with an integrated dishwasher, gas hob, electric oven and space for white goods. The kitchen also conveniently gives access to a spacious utility room, which offers further storage and extra space for white goods as well as giving internal access to the garage.

The separate dining room, located at the rear of the home is of a very generous size and is filled with light thanks to the patio doors overlooking the garden.

Upstairs briefly comprises of four bedrooms and a family bathroom.

The main bedroom is a large double room that is finished with fitted storage and further benefits from a luxurious en suite shower room.

Bedrooms two and three are both good sized double rooms, with bedroom two offering further fitted wardrobes.

Bedroom four is a generously sized single room which would also lend itself to the perfect home office or nursery.

The family bathroom is of a generous size and is complete with a newly fitted shower.

Leading outside is a private, enclosed rear garden that is perfect for alfresco dining and entertaining guests. The garden is low maintenance, being laid to patio over two levels and is complete with established foliage and borders to the rear, offering a great sense of privacy.

This lovely home also benefits from gas central heating, solar panels, double glazing throughout, off road parking and a downstairs w/c. Surrounded by the South Warwickshire countryside, with lots of amenities close by, this home offers rural community living at its finest.

Tenure: Freehold

Council Tax Band: F

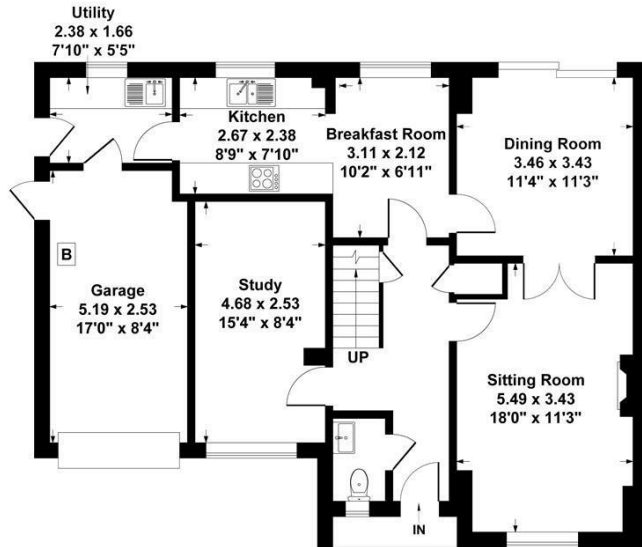
EPC : C

Local Authority: Stratford On Avon District Council

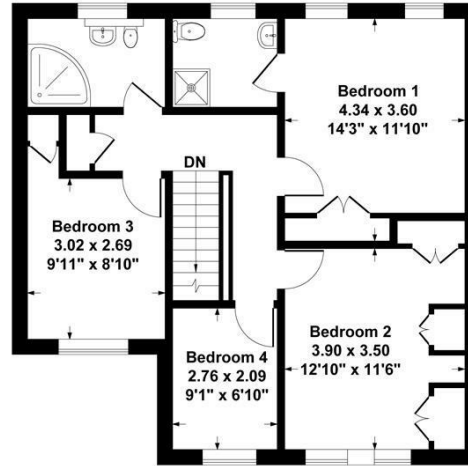


# HOLT LEYS





Ground Floor



First Floor

Ground Floor Approx Area = 75.51 sq m / 813 sq ft  
 First Floor Approx Area = 65.22 sq m / 702 sq ft  
 Garage Approx Area = 13.99 sq m / 151 sq ft  
 Total Area = 154.72 sq m / 1666 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	82
<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

Head Office Sales  
 76 Coventry Street  
 Southam  
 Warwickshire  
 CV47 0EA

01926 81 82 88  
 support@insidehomeslimited.co.uk  
 www.insidehomeslimited.co.uk