



## SHEPHERD CLOSE

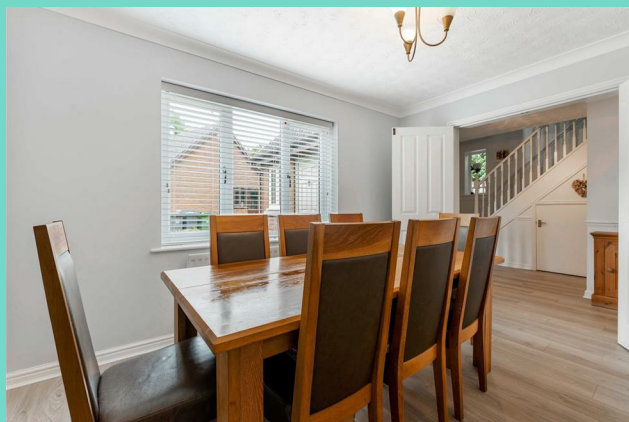
### LONG ITCHINGTON

£535,000  
FREEHOLD

This beautifully presented five-bedroom detached home is situated in the centre of the wonderful village of Long Itchington and is within easy walking distance to the local school and amenities. With countryside views on its doorstep, this lovely home has much to offer its next owners.

# SHEPHERD CLOSE

- Five bedrooms
- Three-storey living
- Double garage
- Off road parking
- Three bathrooms
- Downstairs w/c
- Separate dining room
- Countryside views
- Close to local school and amenities



This beautifully presented five-bedroom detached home is situated in the centre of the wonderful village of Long Itchington and is within easy walking distance to the local school and amenities. With countryside views on its doorstep, this lovely home has much to offer its next owners.

Upon entering the property you are welcomed into an entrance hallway that leads to all other downstairs accommodation.

The bright and airy lounge is located at the rear of the property and looks out to the manicured rear garden, with thanks to the French doors. This wonderful room is the perfect spot for relaxing of an evening.

The kitchen is also located at the rear of the property and is fully fitted with a range of wall and base units and is inclusive of electric double oven, gas hob, wine cupboard and ample space for under counter white goods. This open plan space also benefits from a breakfast bar.

Located at the front of the home is the separate dining room that has plenty of space for a large family dining table.

The downstairs study is also located at the front of the property and would also lend itself to the perfect children's playroom.

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

The first-floor accommodation comprises of three bedrooms, a family bathroom and an ensuite shower room.

The main bedroom is located at the rear of the property and is inclusive of built in wardrobes and an ensuite shower room. This great sized double room looks out to beautiful countryside

views.

Bedrooms two and three are also good-sized double rooms complete with built in wardrobes.

The family bathroom is conveniently located between all bedrooms and is inclusive of an electric shower over the bath.

Bedroom four is located on the second floor and is a double room that is currently being used as an at home office alongside bedroom five which is a great-sized single bedroom.

Located between both second-floor bedrooms is a shower room inclusive of a shower cubicle.

Leading outside this lovely home is blessed with a low maintenance, enclosed rear garden that offers a great space for alfresco dining and entertaining guests. The garden is laid mainly to lawn with a separate decking area. Overlooking stunning countryside views this is certainly the perfect spot to relax in the summer sun.

This beautiful family home also benefits from a double garage with electric points, off road driveway parking, gas central heating and double glazing throughout.

Tenure: Freehold

Local Authority: Stratford on Avon District Council

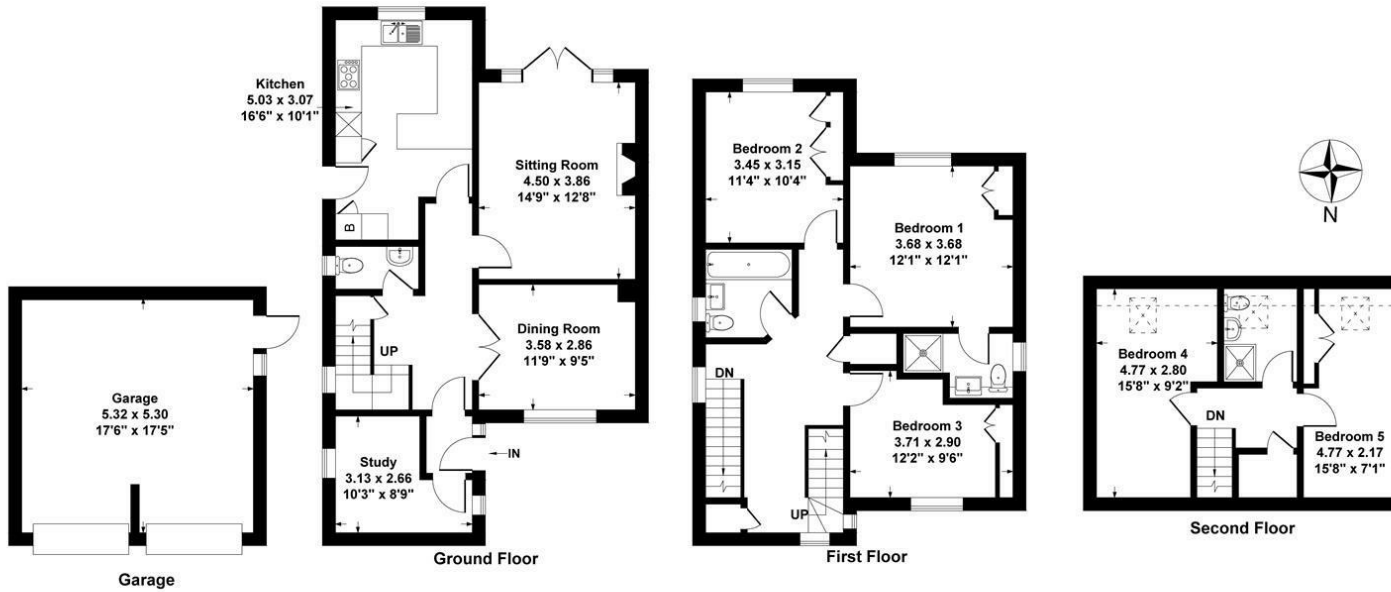
Council Tax Band: F

EPC: C



## SHEPHERD CLOSE





**Ground Floor Approx Area = 64.60 sq m / 695 sq ft**  
**First Floor Approx Area = 61.10 sq m / 658 sq ft**  
**Second Floor Approx Area = 32.41 sq m / 349 sq ft**  
**Garage Approx Area = 28.19 sq m / 303 sq ft**  
**Total Area = 186.30 sq m / 2005 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>			
(69-80) <b>C</b>		72	80
(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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