



BARLEY WAY, LONG ITCHINGTON

SOUTHAM, CV47 9AD

GUIDE PRICE £645,000
FREEHOLD

Set on the outskirts of the highly desirable village of Long Itchington, is this well presented four bedroom detached family home. With lots of space and great versatility throughout this home has much to offer its next owners.

BARLEY WAY

- 4 Double Bedroom • 2 En Suites • Dressing Area To Main • Double Garage • Versatile Home • Utility • Open Plan Kitchen/Diner • Large Garden • Downstairs Study • Versatile Play Room



Set on the outskirts of the highly desirable village of Long Itchington, is this well presented four bedroom detached family home. With lots of space and great versatility throughout this home has much to offer its next owners.

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

Situated at the rear of the property you will find the open plan kitchen/diner that really is the heart of the home. This family and entertaining space is fully fitted with a range of wall and base units and is complete with an integrated fridge/freezer, dishwasher, double oven, hob and wine fridge. This beautiful room also benefits from French doors that lead into the rear garden as well as ample room for a family dining table.

The kitchen also conveniently gives access to the utility room of which provides further fitted storage, under counter space for white goods, a sink and side access.

The lounge is also located at the rear of the home and is flooded with natural light thanks to the French doors that overlook the rear garden. This lovely space offers a homely feel and the perfect spot to relax of evening.

At the front of the property, you will find a versatile reception room that is currently being used as a children's playroom that benefits from a bay window.

The downstairs accommodation is also home to a study, downstairs w/c and under stairs storage.

Upstairs briefly comprises of four bedrooms, two en suite shower rooms and a family bathroom.

The main bedroom stretched the depth of the house, is a good-sized double room that benefits from a fitted dressing area

and en suite that is complete with a separate bath and shower cubicle.

Bedroom two is a further double room situated at the rear of the property that offers the luxury of an en suite shower room.

Bedrooms three and four are both located at the front of the property and are good sized double rooms.

Conveniently close to all bedrooms you will find the family bathroom that is finished to a high standard in keeping with the rest of the home and is complete with a separate bath and shower cubicle.

Outside this beautiful home has a large enclosed rear garden, that is laid mainly to artificial lawn with patio seating areas making it the perfect spot for alfresco dining or entertaining guests.

This family home also benefits from a double garage that is currently being used as a home gym, off road parking for multiple vehicles, gas central heating and double glazing throughout.

Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this home offers rural community living at its finest.

Tenure: Freehold

Local Authority: Stratford On Avon District Council

EPC: B

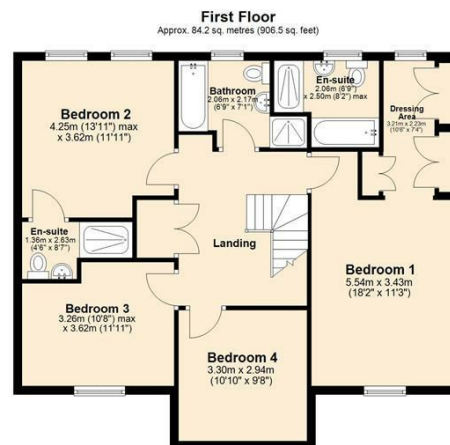
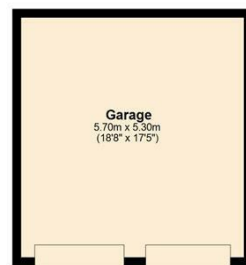
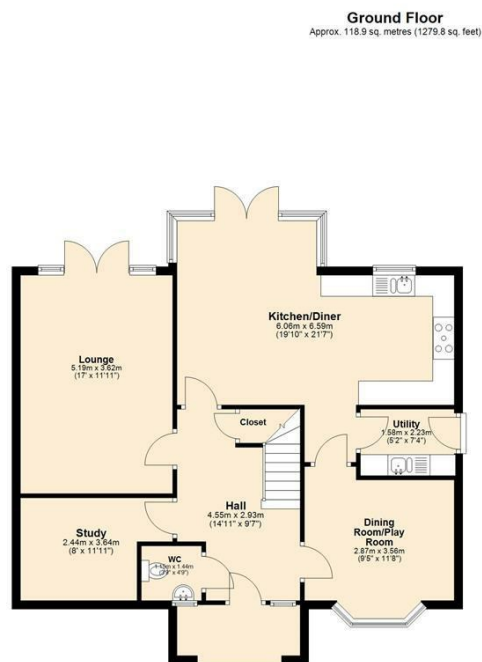
Council Tax Band: G

Maintenance Fee: £188.98 per annum



BARLEY WAY





Total area: approx. 203.1 sq. metres (2186.3 sq. feet)
This plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	92
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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