



## HERITAGE WAY

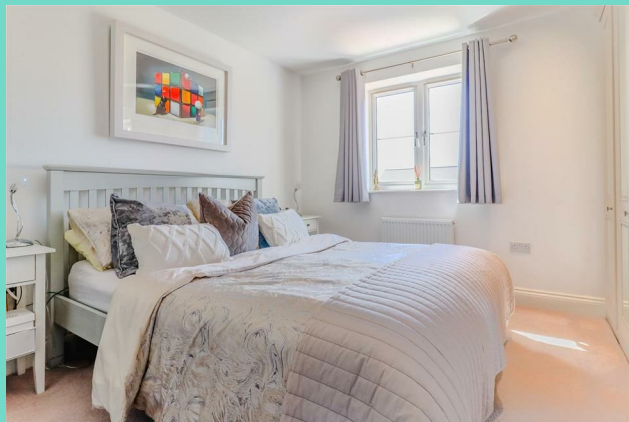
SOUTHAM, CV47 0NL

GUIDE PRICE £465,000  
FREEHOLD

Set on a desirable road at the heart of the sought after market town of Southam, is this beautifully presented four bedroom detached home. With a great amount of space on offer and lots of amenities on its doorstep, this lovely home has much to offer its next owners.

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- High Quality Finish • 4 Bedrooms • En Suite To Main • Versatile Summer House • Garage • EV Charging Point • Kitchen/Diner • Utility Room • Downstairs W/C • Close To Amenities



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

At the front of the property, you will find the bright and airy lounge that is flooded with natural light thanks to the bay window situated at the front of the property. This spacious room offers the perfect spot for relaxing with the family of an evening.

Flowing towards the rear of the property, you will find the open plan kitchen/diner that is fully fitted with a modern range of wall and base units and is inclusive of an integrated dishwasher, double oven, fridge, freezer and induction hob. The kitchen is complete with ample space for a family dining table, breakfast bar, and access to the rear garden through French doors.

The kitchen also conveniently gives access to a utility room that offers under counter space for white goods and storage.

The downstairs accommodation also benefits from a downstairs w/c and understairs storage.

Upstairs briefly comprises of four bedrooms and a family bathroom.

The main bedroom is located at the rear of the property, is a generously sized double room and is finished with built in wardrobes and the luxury of an en suite shower room that's

complete with a modern tiled suite inclusive of a shower cubicle and heated towel rail.

Bedrooms two and three are both further double bedrooms, with bedroom four being a single room that would also lend itself to the perfect home office or nursery.

The family bathroom is located close to all bedrooms and is finished with a modern tiled suite, complete with a shower over the bath and a heated towel rail.

Leading outside, this beautifully presented home is blessed with an enclosed rear garden that is laid mainly to lawn with a patio and decked area, providing the perfect spot for alfresco dining and entertaining in the summer months.

The garden is also home to a versatile summer house that would lend itself to the perfect home office, gym or children's play den.

This lovely family home also benefits from a garage complete with electrics, off road parking, gas central heating, an EV charging point 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

EPC: B

Council Tax Band: E

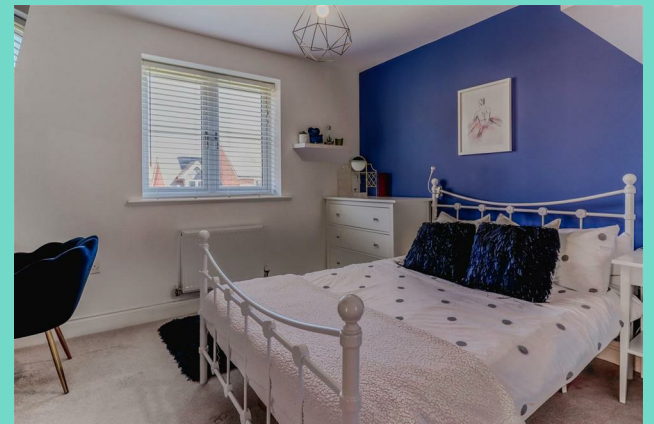
Local Authority: Stratford On Avon District Council

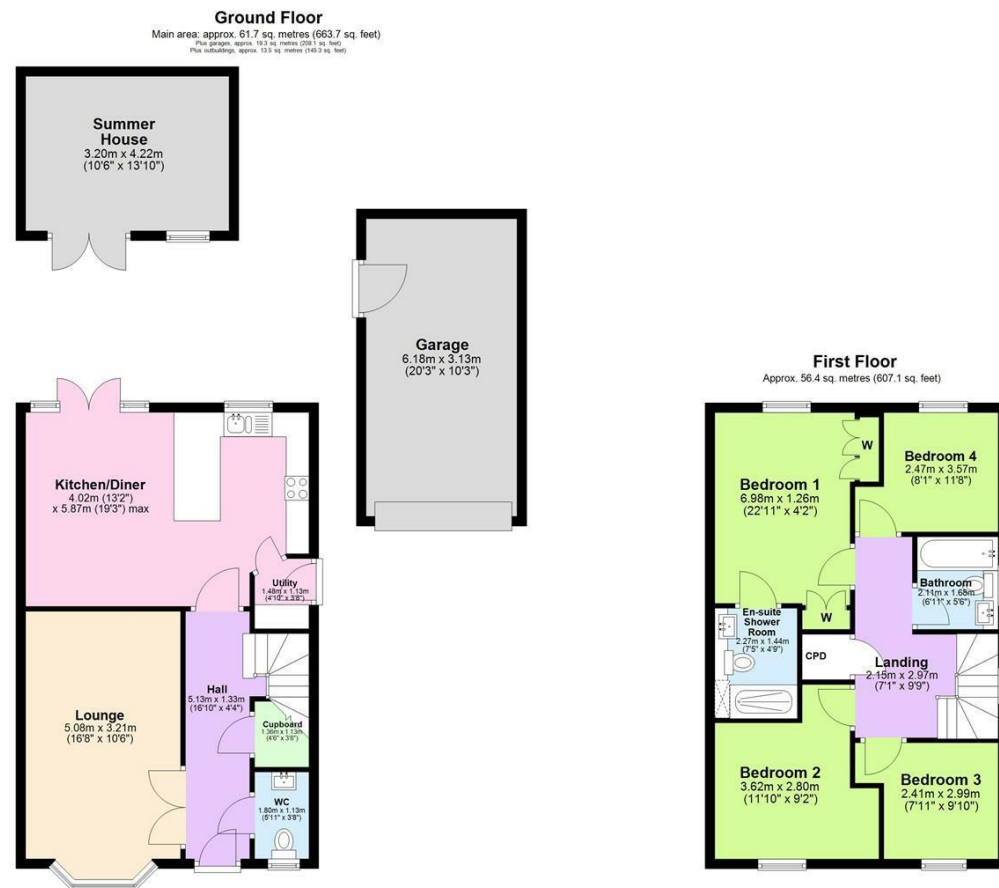
Maintenance Fee: £280 per annum (approx.)





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This plan is for illustrative purposes 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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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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