



## GREEN END

LONG ITCHINGTON, SOUTHAM, CV47 9PJ

GUIDE PRICE £450,000  
FREEHOLD

Set on a quiet cul de sac, at the heart of the highly desirable village of Long Itchington is this spacious and versatile four bedroom detached home. With a wealth of amenities on its doorstep and great potential throughout, this lovely home has much to offer its next owners.



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- No Chain • 4 Bedroom Detached Home • Great Potential Throughout • Garage • Driveway Parking • Downstairs Office • Enclosed Rear Garden • Versatile Home • Close To Amenities • Great Road Links Nearby



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Upon entering the property, you are welcomed into the central entrance hall, that leads to all other rooms within the house.

At the heart of the home, you can find the spacious lounge/diner that is a bright and airy room and flooded with natural light. The spacious lounge benefits from a gas effect fire and brick surround fireplace with tiled hearth that provides a wonderfully homely feel to the space.

The lounge seamlessly flows through to a versatile snug that overlooks the rear garden, through large sliding patio doors.

At the front of the home, you will find the fully fitted kitchen that is complete with a range of wall and base units and is complete with a double sink and undercounter space for white goods.

The kitchen conveniently gives access to a utility room that provides extra storage space, a sink and access to the rear garden.

The downstairs accommodation also benefits from a downstairs w/c and a second reception room that benefits from a bay window and would lend itself to the perfect home office.

Upstairs briefly comprises of four bedrooms and a family bathroom.

The main bedroom is located at the rear of the home, is a

good-sized double room and is complete with built in wardrobes.

Bedrooms two, three and four are all generous sizes complete with fitted storage.

The family bathroom is conveniently located between all bedrooms and is complete with a tiled suite, that's inclusive of a shower over the bath and two heated towel rails.

Outside the home is blessed with an enclosed rear garden that is laid mainly to lawn with a small patio area that makes it perfect for alfresco dining in the summer months.

This family home also benefits from a garage that is complete with electrics and pedestrian rear door, off road parking for two vehicles, gas central heating and double glazing throughout.

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

Probate: Has been granted

Tenure: Freehold

Council Tax Band: E

Local Authority: Stratford On Avon District Council

EPC: D





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**Main area: Approx. 119.2 sq. metres (1282.7 sq. feet)**  
Plus garages, approx. 17.8 sq. metres (192.1 sq. feet)  
Plus outbuildings, approx. 5.2 sq. metres (56.3 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>63</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

Head Office Sales  
76 Coventry Street  
Southam  
Warwickshire  
CV47 0EA

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