



GORSE CORNER

LONG ITCHINGTON, CV47 9AN

GUIDE PRICE £725,000
FREEHOLD

Set on the brow of the sought after village of Long Itchington, is this spacious and well-presented five bedroom detached home. With lots of amenities on its doorstep and great road links nearby, this lovely home has much to offer its next owners.

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- 5 Bedrooms • Two En Suite Shower Rooms • Front & Rear Gardens • Double Garage • Driveway Parking • Sought After Village Location • Downstairs W/C • Utility Room • Open Plan Kitchen/Diner • Office



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

Stretching the depth of the property you will find the large lounge, that is flooded with natural light thanks to it's dual aspect. The bay window at the front and French doors at the rear make for a wonderfully bright and airy space.

At the heart of the home and overlooking the rear garden, is the open plan kitchen/diner. This modern space is fully fitted with a range of wall and base units and is complete with an integrated fridge, freezer, dishwasher, wine fridge, induction hob and double electric oven. The kitchen also provides ample space for a family dining table and access through French doors into the rear garden.

Conveniently located just off the kitchen is the utility room that offers further storage, a sink and under counter space for white goods.

The downstairs accommodation also benefits from a home office, downstairs w/c and storage.

Upstairs briefly comprises of five bedrooms, two en suites and a family bathroom.

The main bedroom is a very generously sized double room located at the rear of the house that offers the luxury of a modern en suite shower room and built in wardrobes.

Bedroom two is a further good sized double room benefitting from an en suite shower room.

Bedrooms three and four are both further double rooms with bedroom five being a generously sized single room that would

also lend itself to the perfect home office or nursery.

The family bathroom is conveniently located close to all bedrooms and is fully fitted with a modern tiled suite inclusive of a separate bath, shower cubicle and heated towel rail.

Leading outside, this lovely home is blessed with a substantial rear garden that is laid to lawn offering great opportunity to its next owners.

This lovely home also benefits from off road parking for multiple vehicles, a double detached garage, gas central heating and double glazing throughout.

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

Tenure: Freehold

Maintenance Fee: £80, 6 monthly

Council Tax Band: G

Local Authority: Stratford On Avon District Council

EPC: B

Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and we will be happy to confirm with the vendors. It is recommended that all the information provided is verified by an independent conveyancer. Photography is a representation of the property for visual purposes only.

Viewing - Strictly by appointment only with the appointed agents Inside Homes.

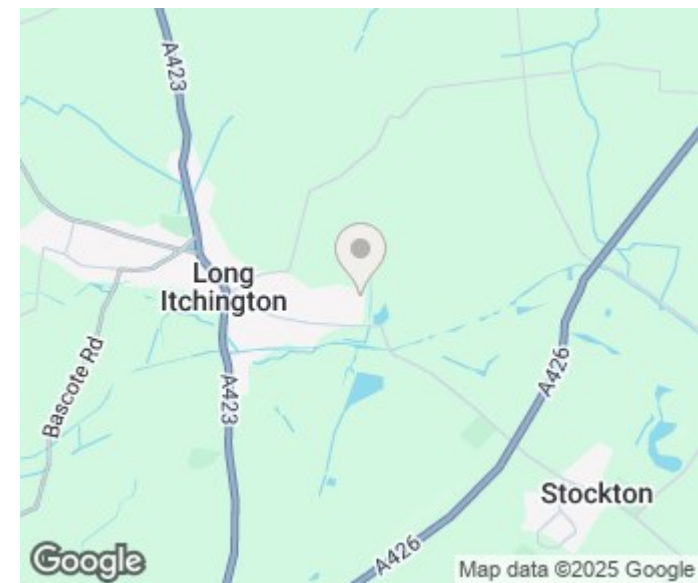


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This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and 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) A | | 92 |
| (81-91) B | 86 | |
| (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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