



## WATER FURROWS

LONG ITCHINGTON CV47 9AL

GUIDE PRICE £650,000  
FREEHOLD

Set on the brow of the sought-after village of Long Itchington, is this immaculately presented four-bedroom detached home. With a great amount of space and versatility throughout, this lovely home has much to offer its next owners.

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- 4 Bedrooms • Double Garage • 2 En Suites • Dressing Area To Main Bedroom • Utility Room • Downstairs W/C • Driveway Parking • Close To Amenities • Village Location • Great Road Links Nearby



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

At the heart of the home and overlooking the low maintenance rear garden is the modern and open plan kitchen/diner. This substantial space is complete with a range of wall and base units and is inclusive of an integrated fridge, freezer, electric oven, induction hob and dishwasher. This beautiful room also offers ample space for a family dining table and is flooded with light thanks to the French doors that overlook the rear garden.

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

The lounge is also located at the rear of the home and is complete with French doors that overlook the rear garden.

At the front of the property, you will find the separate dining room that offers the perfect space for family dining and would also lend itself to the perfect children's playroom.

The downstairs accommodation also benefits from a study, under stairs storage cupboard and downstairs w/c.

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

The main bedroom is a very generously sized double room that

is complete with a dressing area that is fully fitted with built in wardrobes. This relaxing space also offers the luxury of a modern en suite shower room that is complete with a separate bath and shower cubicle.

Bedrooms two, three and four are all good-sized double rooms finished with fitted wardrobes, with bedroom two benefitting from an en suite shower room.

The family bathroom is conveniently located close to all bedrooms and is fully fitted with a modern tiled suite in keeping with the rest of the home. This well-presented bathroom is complete with a separate bath and shower cubicle and heated towel rail.

Leading outside this beautiful family home offers a spacious and enclosed rear garden that is laid mainly to lawn with a patio area that offers the perfect spot for alfresco dining and entertaining guests in the summer months.

This lovely home also benefits from off road parking for up to four vehicles, double detached garage complete with electrics, gas central heating and double glazing throughout.

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

Tenure: Freehold

EPC: B

Local Authority: Stratford On Avon District Council

Council Tax Band: G

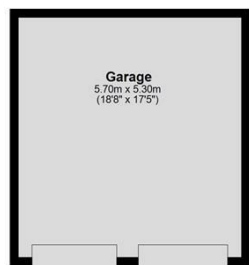
Management Fee: £200 per annum approx.



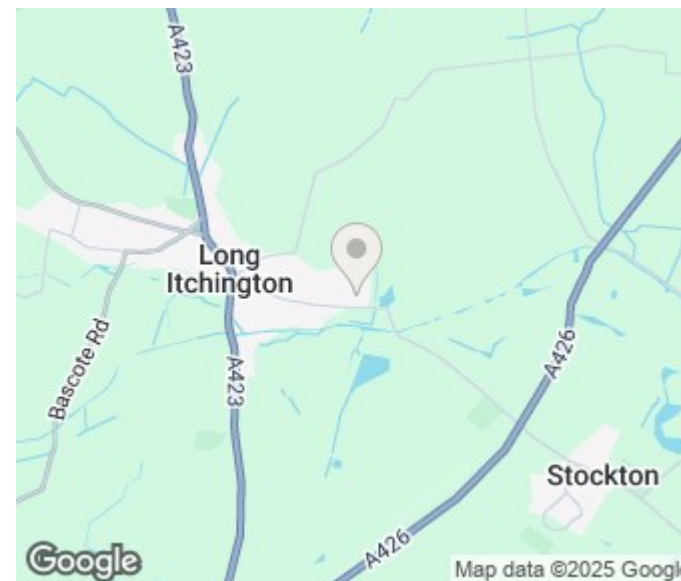


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**Ground Floor**  
Main area: approx. 88.7 sq. metres (954.6 sq. feet)  
Plus garage: approx. 30.2 sq. metres (325.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>86</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	

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.

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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