



## HOLYWELL ROAD

SOUTHAM, CV47 0LJ

GUIDE PRICE £399,000  
FREEHOLD

Nestled on a peaceful cul-de-sac in the highly sought-after market town of Southam, this beautifully presented and generously proportioned three-bedroom detached bungalow offers a wonderful lifestyle opportunity. Just a short walk from excellent local amenities, this charming home combines comfort, convenience, and a prime location—making it an ideal choice for discerning buyers.



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- 3 Bedroom Detached Bungalow • No Chain • Close To Amenities • Solar Panels For Hot Water • Detached Garage • Off Road Parking • Large Garden • 2 Reception Rooms • Conservatory • Wet Room



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As you step inside, you are greeted by a welcoming entrance hallway that seamlessly connects to all areas of the home.

Located at the back of the home, the spacious lounge is bright and airy, featuring dual-aspect windows that fill the room with natural light. A set of sliding patio doors at the rear offers a seamless connection to the garden, creating the perfect space for relaxing of an evening.

At the heart of the home is the open-plan kitchen and dining area, featuring a practical range of wall and base units. Well-equipped with integrated appliances including a washing machine, dishwasher, fridge, freezer, electric oven, and hob—this well-maintained space also offers plenty of room for a separate dining table, making it ideal for family mealtimes.

Positioned at the rear of the home and accessed through the kitchen, the conservatory offers a delightful space to relax while enjoying views of the garden. Complete with French doors and convenient side access.

The second reception room can be accessed via sliding patio doors from the conservatory, offering a versatile additional living space—ideal for use as a home office, snug, hobby room, or play area to suit your needs.

The main bedroom is situated at the front of the home and is a generously sized double room, complete with ample fitted wardrobes and built-in storage—providing both comfort and

practicality.

Bedrooms two and three are both generously sized single rooms, each featuring built-in wardrobes and ample storage space.

The bathroom is fully fitted as a modern, tiled wet room, featuring a walk-in shower, under-sink storage, and a heated towel rail for added comfort and convenience.

Stepping outside, this charming home benefits from a spacious and private garden, predominantly laid to lawn with a patio area and mature, established foliage. This peaceful haven offers the perfect setting for keen gardeners or those seeking a tranquil outdoor retreat.

Additional benefits include a detached garage fitted with electrics, gas central heating, and double glazing throughout the home. The property also features solar panels that provide water heating.

Set amidst the picturesque South Warwickshire countryside and conveniently close to a wealth of local amenities, this home truly embodies the best of rural community living.

Tenure: Freehold

Council Tax Band: D

EPC: C

Local Authority: Stratford On Avon District Council





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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		
(81-91) B		82
(69-80) C	69	
(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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