



POPLAR ROAD BISHOPS ITCHINGTON

GUIDE PRICE £325,000
FREEHOLD

Set at the heart of the desirable village of Bishops Itchington is this unique three-bedroom detached home. This converted parish hall is brimming with many charming features and has much to offer its next owners.

POPLAR ROAD

- Converted Chapel • Charming
- Features • Three Bedrooms • Versatile
- Room • Village Location • Off Road
- Parking • Mezzanine • Close To
- Amenities • Good Road Links Nearby



Set at the heart of the desirable village of Bishops Itchington is this unique three-bedroom detached home. This converted parish hall is brimming with many charming features and has much to offer its next owners.

Upon entering the property, you are welcomed into the modern and bright kitchen, which leads to all other rooms within the home.

The kitchen is fully fitted with a range of wall and base units and is inclusive of an integrated dishwasher, double electric oven, gas hob, microwave and freestanding space for a fridge/freezer. The kitchen also provides ample space for a breakfast table.

The kitchen conveniently gives access to a utility room that offers further space for white goods as well as providing access to the family bathroom that is fitted with a tiled suite that is inclusive of a separate shower cubicle and bath.

The lounge/ diner is situated at the heart of the home and is adorned with character features including original beams and full height ceilings offering a wonderful sense of space and originality.

The lounge also provides access to the versatile mezzanine bedroom. This space offers ample room for a double bed and freestanding furniture but would also lend itself to a multitude of uses, including a home study or children's play den.

The ground floor is also home to bedrooms two and three of which are both good sized double rooms, one of which is inclusive of built in wardrobes.

Upstairs briefly comprises of a versatile storage room accessed via a spiral staircase, that is currently being used as

a fourth bedroom (but doesn't currently comply with building regulations). This would, however, make a great work from home space.

Outside this picturesque home benefits from a small courtyard garden, perfect for a bistro dining set to enjoy throughout the summer months, as well as off road parking for two vehicles, gas central heating and double glazing throughout.

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

Probate has been applied for but not granted.

Tenure: Freehold

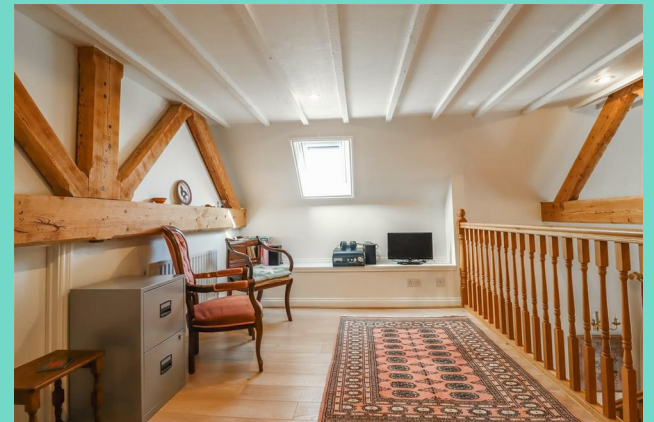
Council Tax Band: B

EPC: D

Local Authority: Stratford On Avon District Council



POPLAR ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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