



## THE MODEL VILLAGE LONG ITCHINGTON CV47 9RB

GUIDE PRICE £350,000  
FREEHOLD

Set on the brow of the highly desirable village of Long Itchington, this immaculately presented and well-improved three-bedroom semi-detached home offers a wealth of space and versatility. Beautifully maintained throughout, this lovely property has much to offer its next owners.

# THE MODEL VILLAGE

- High Quality Finish • Open Plan Kitchen & Dining • Versatile Home • Utility/W/C • Substantial Garden • Summer House • Village Location • Well Presented Throughout • Amenities & Good Road Links Nearby



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## Ground floor:

-Upon entering the property, you are welcomed into an entrance hallway which provides access to all of the principal rooms within the home.

-Located at the front of the home and flooded with natural light courtesy of a substantial bow window, the lounge is a welcoming space, complete with a feature gas log burner and double French doors leading through to the kitchen.

-At the heart of the home lies the modern, fully fitted kitchen, which is complete with a comprehensive range of wall and base units and integrated appliances including a fridge, freezer, double electric oven, microwave, induction hob, and wine cooler.

-The kitchen seamlessly flows into the open-plan, extended dining area, which boasts beautiful views of the rear garden through French doors and is bathed in natural light from the skylight, creating the perfect space for family dining and entertaining guests.

-A convenient "lootility" room is located close to the kitchen and is fitted with storage, under-counter space for white goods, a W/C, and a hand basin, making everyday family life easier.

-The downstairs accommodation also includes a generous room currently used as a children's playroom, complete with a hand basin. This versatile space provides convenient access to the rear garden, offering a wealth of potential for a variety of uses.

## First Floor:

-The main bedroom is a generously sized double room at the rear of the home, complete with double built-in wardrobes.

-Bedroom two is a further double room at the front of the home, also complete with built-in wardrobes.

-The third bedroom is a good-sized room, complete with a built-in storage cupboard, and would also make the perfect home office or nursery.

-The family bathroom is conveniently located close to all bedrooms and is finished to a high standard, in keeping with the rest of the home. It features modern tiling, a P-shaped bath with shower, hand basin, W/C, and a heated towel rail.

## Garden and Exterior:

-Leading outside, this lovely home boasts a substantial, enclosed rear garden, predominantly laid to lawn, with a large patio area and an attractive summer house currently set up as an entertaining space with electrics. This versatile building could also serve perfectly as a home office or work-from-home space.

-The property also benefits from a rented garage, with approximately two years remaining on the current contract, which is transferable to a new owner. Thereafter, the annual rental cost is £100 per annum.

-Direct access from the rear garden to a large field, ideal for children and dog walks.

## Further property information:

-Additional benefits of the property include a driveway for two vehicles with security bollards, a boarded loft with a pull-down ladder, gas central heating, double glazing throughout and outdoor hot and cold taps at both the front and rear, plus external sockets, ideal for hot tubs, gardening, or washing pets.

-Enjoy amazing walks with direct access to the old railway, canals, and footpaths leading to neighbouring villages.

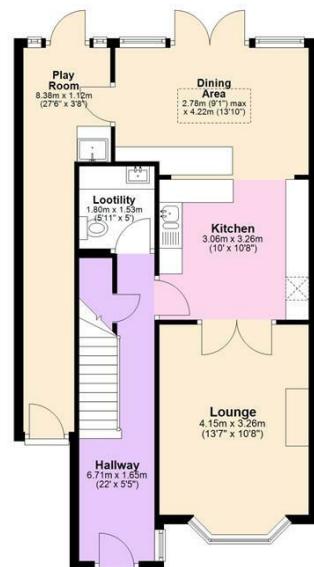
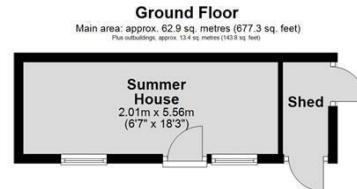
-Surrounded by the South Warwickshire countryside and with a wealth of amenities and excellent road links on its doorstep, this lovely home offers the perfect combination of rural charm and convenient community living.

## Important Property Information:

Tenure: Freehold  
EPC: C

## THE MODEL VILLAGE





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 PlanIt.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	77
(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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