



## POPLAR ROAD

BISHOPS ITCHINGTON, CV47 2RQ

GUIDE PRICE £285,000  
FREEHOLD

Set on a desirable road in the heart of the sought-after village of Bishops Itchington, this quaint and characterful two-bedroom cottage is finished to a lovely standard throughout. Brimming with charm, the property offers a warm and welcoming home with much to appeal to its next owners.

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- Character Property • Versatile Separate Dining Room • Two Bedrooms • Substantial Garden • Village Location • Newly Upgraded Home • Close To Amenities • Great Road Links Nearby • High Quality Finish Throughout



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### Ground Floor:

-Upon entering the property, you are welcomed into an entrance porch providing access to all other rooms within the home.

-Located at the front of the home is the cosy and inviting lounge, featuring a charming brick fireplace that sets the tone for the rest of the property.

-At the heart of the home is the spacious kitchen/diner, fully fitted with a range of wall and base units and finished with an integrated Bosch oven, separate gas hob, and under-counter space for white goods. LVT flooring runs throughout, and the room offers ample space for a dining table.

-To the rear of the home is a versatile separate dining room, that would also lend itself to the perfect home office and providing access to the rear garden via French doors.

### First Floor:

-The main bedroom, located at the front of the home, is a generously sized double room and comes complete with a fitted wardrobe.

-The second bedroom, located at the rear of the home, is another generously sized room.

-The bathroom is fitted with a modern tiled suite and

comprises a bath with shower over, hand basin, and W/C.

### Garden and Exterior:

-Leading from the home is a substantial garden, approximately 100 feet in length, mainly laid to patio with a small lawned area. This outdoor haven offers ample potential for the next owners to personalise and includes a gardener's storage shed, as well as convenient side access.

### Further Property Information:

-This beautiful home also benefits from gas central heating and newly fitted AA-rated double glazing throughout, featuring new flush casement windows.

-The property further enjoys the benefits of a new combi boiler, radiators, and Hive smart heating control.

-Surrounded by the picturesque South Warwickshire countryside and with a wealth of local amenities and excellent road links on its doorstep, this lovely home offers the very best of rural community living.

### Important Property Information:

Tenure: Freehold

Council Tax Band: C

Local Authority: Stratford On Avon District Council

EPC: C



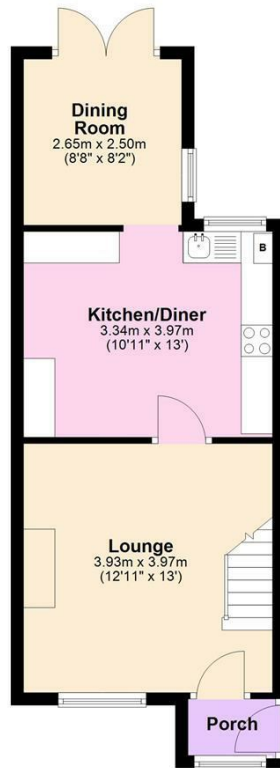


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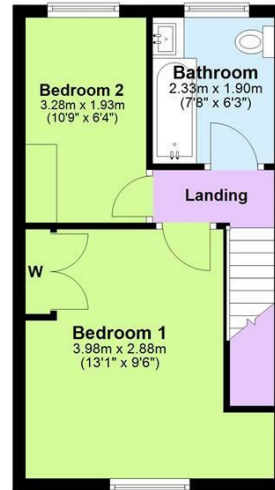
### Ground Floor

Approx. 37.5 sq. metres (404.0 sq. feet)



### First Floor

Approx. 28.0 sq. metres (301.3 sq. feet)



Total area: approx. 65.5 sq. metres (705.2 sq. feet)

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		
(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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