



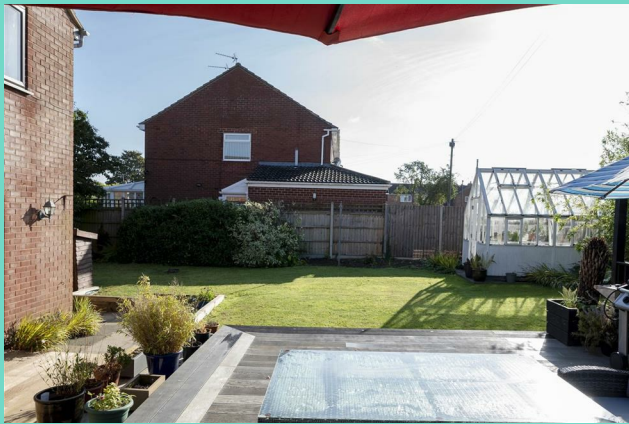
HILLYARD ROAD SOUTHAM, CV47 0LA

GUIDE PRICE £440,000
FREEHOLD

Set on the outskirts of the highly desirable village of Southam, is this spacious and versatile four-bedroom detached home. With a great sized plot and a wealth of amenities close by, this lovely home has much to offer its next owners.

HILLYARD ROAD

- 4 Bedrooms • 2 Reception Rooms • Open Plan Kitchen/Diner • Wrap Around Garden • Downstairs W/C • Downstairs Office/Versatile Room • Off Road Parking For Multiple Cars • Close To Amenities • Walking Distance To Southam College



Upon entering the property, you are welcomed into an entrance porch that leads to all other rooms within the home.

At the front of the property, you will find the first reception room, currently used as a TV room that would lend itself to a variety of uses.

Leading through towards the rear of the home you will find the bright and spacious lounge that is flooded with natural light thanks to the patio doors that overlook the rear garden. This great family space is complete with a feature fireplace giving it a genuinely homely feel.

Stretching the depth of the property is the open plan kitchen/diner that has been finished with a modern fitted kitchen inclusive of a range of wall and base units, inclusive of an electric hob, oven and under counter space for white goods. This great space offers ample room for a family dining table and conveniently gives access to the rear garden.

The downstairs accommodation is also home to a downstairs w/c and a versatile room that is currently being used as a study. The study would also lend itself to the perfect children's playroom or home gym and is complete with a fitted cupboard and gives access to lean to storage.

Upstairs briefly comprises of four bedrooms and a family bathroom.

The main bedroom is a vast double room that stretches the depth of the home; this lovely space is complete with fitted wardrobes and benefits from natural light, with thanks to the dual aspect.

Bedroom two is a further good sized double room located at the front of the home that is complete with an over the stair's

storage cupboard.

Bedroom three is a small double room located at the rear of the home, with bedroom four being a good-sized single room that would also lend itself to the perfect home office or nursery.

The family bathroom is of a generous size and is fully fitted with a corner bath and separate shower cubicle.

Leading outside this family home is blessed with a well-maintained wrap around garden. Laid mainly to lawn with established foliage borders, a patio, large decking area, and pergola currently used for storage, this lovely space is perfect for al fresco dining and entertaining guests.

This great home also benefits from electric heating, double glazing throughout and off-road parking for multiple vehicles. Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep this lovely house offers rural community living at its finest.

Council Tax Band: E

Local Authority: Stratford on Avon District Council
EPC:F

Tenure: Freehold

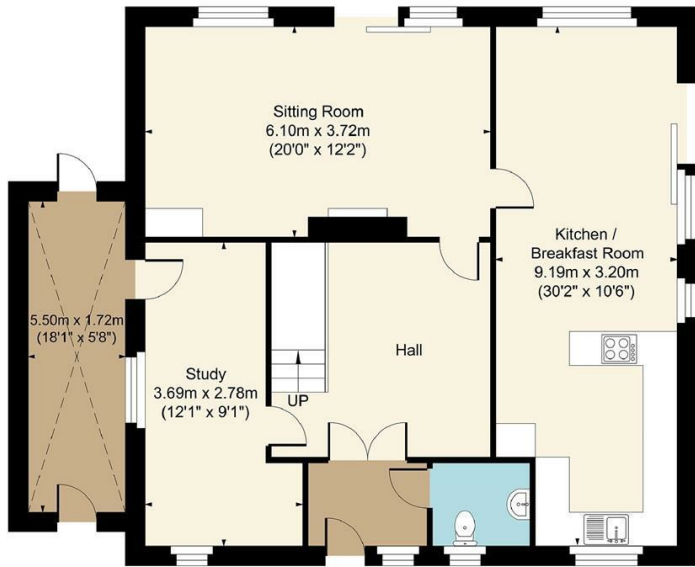
Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and we will be happy to confirm with the vendors. It is recommended that all the information provided is verified by an independent conveyancer. Photography is a

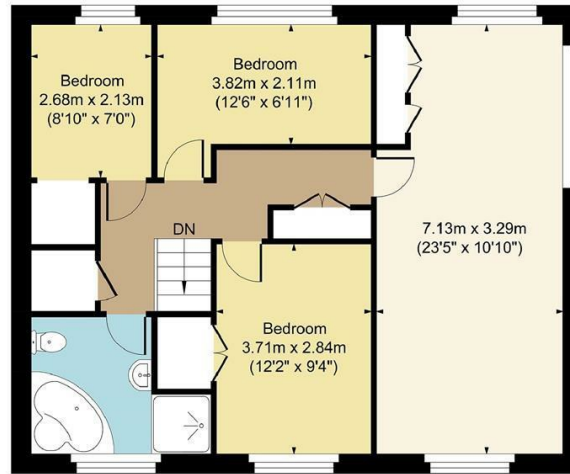
HILLYARD ROAD



Approx. Gross Internal Area:- 169.12 sq.m. 1820 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
 www.dmlphotography.co.uk



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	33	
(1-20) G		48
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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