



SOUTHAM ROAD NAPTON CV47 8NG

£420,000 - NO CHAIN
FREEHOLD

Set on the edge of the highly desirable village of Napton on the Hill, within easy walking distance of the centre and primary school, backing on to open countryside, is this spacious and unique three bed-roomed circa 17th century cottage extended in the 1980s. With an extensive plot and unusual features throughout, this lovely home offers a unique blend of rural charm with modern facilities, that has much to offer its next owners.

SOUTHAM ROAD

- Original Cottage Features
- Sought After Village Location
- No Chain
- 3 Bedrooms
- Off Road Parking
- Extensive Gardens
- Additional Outside Accommodation
- Bathroom and Downstairs Utility Room
- Home Office
- View to Open Countryside



The cottage is set back from the road providing parking space for two vehicles.

The entrance is at the side of the original stone cottage leading to a hall with an open stairway to the front landing, and access to the ground floor utility/shower room and living room.

The utility/shower room is equipped with a shower, toilet and pedestal basin.

The living room is delightful with exposed beams and an inglenook fireplace containing a modern wood-burning stove.

Through from the living room is a good-sized dining room with exposed stone wall. A fully glazed door allows egress to the side of the house.

The dining room leads directly to the bright and open kitchen that is fitted with a range of wall and base units, integrated fridge, freezer, electric double oven and gas hob. There is ample space for a dining table. Within the chimney breast is a multi-fuel stove. There is additional underfloor electric heating.

Stairs lead up to the back landing giving access to the main bedroom, a family bathroom, a home office and the middle bedroom.

The main bedroom, at the rear of the home, is a generously sized double room with dual aspect windows, which create a light and airy space with great views over the South Warwickshire countryside.

The bathroom, which serves the main and middle bedrooms is complete with a white suite and shower over the bath.

The middle bedroom is located at the centre of the home and

is a much larger double with many interesting features. A door at the far end leads onto the front landing. This provides access to the third bedroom at the front of the house. It is an attractive small double room with exposed beams and is served by the utility/shower room below, via the front stairway.

Double patio doors lead from the kitchen to the upper garden, with an abundance of shrubs, a decking area and a pond. There is also a greenhouse and shed. Steps lead down to a large characterful brick building of two rooms, affectionately known as "The Hobbit House" by the current owners. This unique space has huge potential to make an ideal studio, office, gym or playroom.

Going through this building you enter the second, lower garden, an extensive, approximately 60 metre long area with trees, grass, flower beds, raised beds, fruit bushes, a wildlife pond, shed and stunning views of the countryside beyond.

This delightful property has been modernised and renovated by the current owners and benefits from gas/multi-fuel central heating, double-glazing throughout and solar panels.

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

Tenure: Freehold

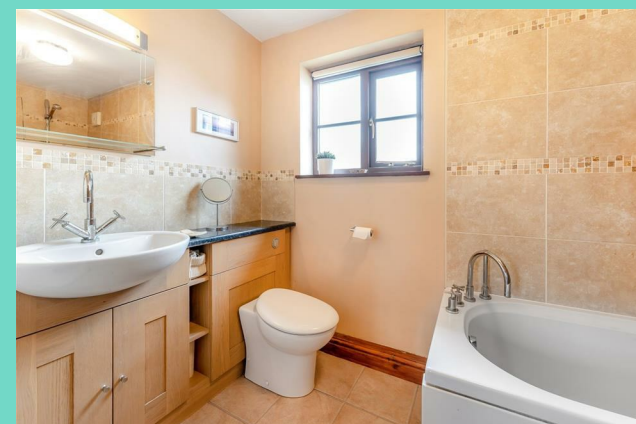
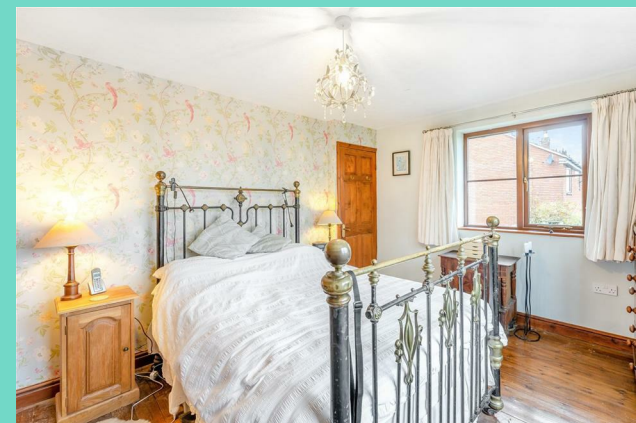
Local Authority: Stratford on Avon District Council

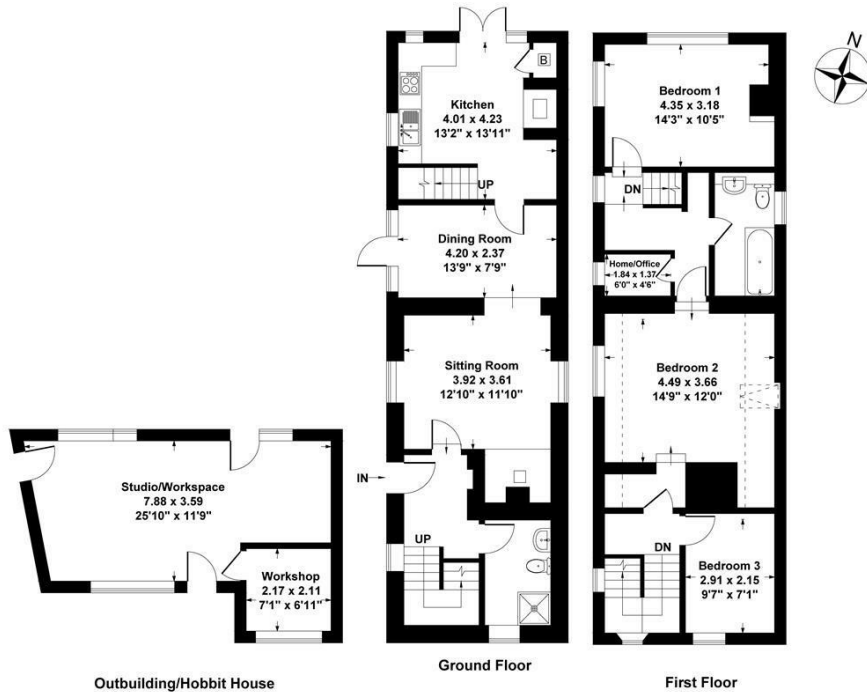
Council Tax: D

EPC: C



SOUTHAM ROAD





Ground Floor Approx Area = 58.05 sq m / 625 sq ft
 First Floor Approx Area = 65.55 sq m / 706 sq ft
 Outbuilding Approx Area = 29.81 sq m / 321 sq ft
 Total Area = 153.42 sq m / 1652 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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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