



BRICKYARD ROAD

NAPTON ON THE HILL CV47 8NT

GUIDE PRICE £695,000

Set on a rural road on the brow of the highly desirable village of Napton, is this spacious, versatile and exciting property. With lots of potential throughout and being surrounded by the South Warwickshire countryside, this home has much to offer its next owners.

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- 4 Bedroom Detached Rural Home • Potential For Extension
- STPP • Study • Conservatory • Substantial Garden • Double Tandem Garage • Separate Dining Room • Off Road Parking • Countryside Views • Juliette Balcony



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Upon entering the property, you are welcomed into the entrance porch that follows into a central hallway that gives access to all other rooms within this character filled home.

Situated at the front of the home is the spacious lounge that's flooded with natural light thanks to it's large bay window. This bright and airy room offers a genuine sense of homeliness thanks to the brick-built fireplace and log burner.

Also located at the front of the home you will find the separate dining room that is brimming with charm and further benefits from a bay window and feature fireplace.

At the heart of the home and overlooking the rear garden you will find the open plan kitchen/diner that is fully fitted with bespoke cabinetry and is inclusive of a range of wall and base units including a Rangemaster style oven, integrated microwave, dishwasher, fridge and a built-in breakfast table.

The kitchen conveniently gives access to the utility room that provides a further sink, fitted storage and space for white goods. The utility also benefits from its own porchway that gives access to the front of the property.

Leading towards the rear of the home this spacious house also benefits from a versatile study that overlooks the rear garden, as well as a conservatory that offers the perfect spot for relaxing with French doors leading into the garden.

The downstairs accommodation also consists of a w/c and boot and boiler room.

Upstairs briefly comprises of four bedrooms a family bathroom and a Juliette balcony at the front of the home to enjoy countryside views.

All four bedrooms are generously sized double rooms, with two of them benefitting from bespoke fitted wardrobes and the principal bedroom offers unspoilt canal side views

The family bathroom is located close to all bedrooms and is complete with a tiled suite and is inclusive of a separate bath and shower cubicle.

Leading outside this attractive property is blessed with a substantial and established rear garden. This manicured garden, is laid mainly to lawn and is adorned with foliage borders, a separate allotment and a summer house that's complete with electrics. This beautiful space offers a multitude of opportunities to its next owner as well as potential for extension (STPP).

This family home also benefits from a large double tandem garage that is currently used as a workshop but would also lend itself to the perfect home gym, off road parking for multiple vehicles and oil central heating.

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

Local Authority: Stratford On Avon District Council

EPC: F

Council Tax Band: F

Tenure: Freehold

To Note: The property drainage is serviced via a cesspit within the property boundary

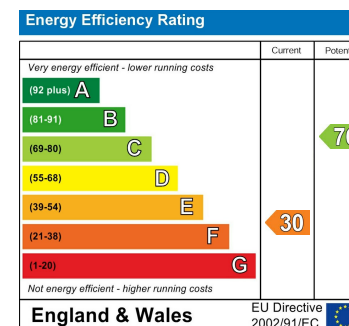


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*This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and 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.



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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