



Connells

Martin House Chapel Street
Bishops Itchington Southam

Martin House Chapel Street Bishops Itchington Southam CV47 2RB

for sale
£500,000



Property Description

Connells are delighted to bring to market this well-presented FOUR BED DETACHED FAMILY HOME ideally situated within the popular village of Bishops Itchington. The house is built on the play grounds of the old village infant school & briefly comprises entrance hall, lounge, DINING ROOM, kitchen with utility, guest cloakroom, landing, FOUR BEDROOMS en-suite to master bedroom, family bathroom, private rear garden, DRIVEWAY PARKING and SINGLE GARAGE.

The well-established village of Bishops Itchington is conveniently situated on the M40 corridor easily located for Junction 12, with easy access to the M1 and trains from Leamington Spa and Banbury into London. Excellent additional shopping facilities can be found in Leamington Spa, Banbury and Warwick. There are excellent bus services to the neighbouring towns and villages and easy access to the market town of Southam and its comprehensive range of amenities and facilities including the highly regarded Southam College for secondary education. Local amenities within the village offer a Doctors Surgery, Church, Pre School, Primary School, Recreational facilities, Community/Youth Centre and Social and Community activities. A variety of shops including a Co-op Supermarket, Post Office/Village Shop, Newsagents, Fish and Chip take-away, Cafe, Social Club and recently refurbished Public House.

Approach

This substantial plot with walled fore garden and gated access to the front door. Driveway to the side of the property leading to garage and pedestrian side access.

Entrance Hall

Stairs rising to the first floor accommodation, carpeted flooring, radiator and doors to lounge, dining room and guest cloakroom.

Guest Cloakroom

Fitted with a low level WC, hand wash basin, extractor fan and tiled floor.

There's also the ADT alarm system located in the cloakroom

Lounge

22' 8" into bay x 10' 9" into recess (6.91m into bay x 3.28m into recess)

Double glazed windows to the front aspect. Double glazed single door with panel windows to rear aspect. Carpeting flooring, radiators, TV point and open feature fire place.

Dining Room

10' 3" x 10' (3.12m x 3.05m)

Double glazed window to the front aspect, radiator, and double door to the kitchen and laminate flooring.

Kitchen

Shaker style kitchen with double glazed windows to the rear aspect, double glazed door leading out to the rear garden. Fitted with range of handmade wall and base units with solid wood work surface over incorporating Belfast style sink with mixer tap over. Radiator, space for range style cooker, space for dishwasher, Door to utility and tiled floor.

Utility

6' 10" x 5' 11" (2.08m x 1.80m)

Double glazed door leading out to the rear garden, Fitted with base units and work surface over. Space for washing machine and fridge. The storage cupboard houses the tumble dryer, combi boiler which was re-fitted in 2020.

First Floor Landing

Double glazed Velux style window to the front aspect. Carpeted, access to loft space which is partly boarded and storage in the eaves. Doors to bedrooms and bathroom.

Bedroom One

12' 1" Maximum x 10' 10" (3.68m Maximum x 3.30m)

Double glazed window to the rear aspect. Radiator, carpeted floor and door to:

En-Suite

Double glazed Velux style windows to the side aspect. Fitted suite comprising of a walk in shower, wash hand basin, low level WC. Tiled floor and walls and radiator.

Bedroom Two

11' 5" x 10' 3" (3.48m x 3.12m)

Double glazed window to the rear aspect, carpeted flooring and a radiator.

Bedroom Three

10' 3" maximum x 8' 8" maximum (3.12m maximum x 2.64m maximum)

Double glazed window to the front aspect, carpeted floor, storage cupboard and a radiator.

Bedroom Four

8' 2" maximum x 6' 10" (2.49m maximum x 2.08m)

Double glazed window to the front aspect, carpeted floor, storage cupboard and a radiator.

Bathroom

Double glazed windows to the side aspect. Fitted suite comprising of a P shaped bath with shower over and mixer taps. Wash hand basin, low level WC. Tiled floor and walls and radiator.

Rear Garden

Enclosed with timber panel fencing to all boundaries. Large paved patio, laid mainly to lawn with gravelled seating area to the rear aspect. Mature flower beds with trees. Outside power supply, tap and a covered walkway to the garage pedestrian door.

Garage

18' 9" Maximum x 9' 2" Maximum (5.71m Maximum x 2.79m Maximum)

Up and over door to front, roof storage with power and light. A side door leading to rear garden.

Part of the original old school wall, still runs part way through the garage and to the rear of the garden.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01926 815500
E southam@connells.co.uk

84 Coventry Street
 SOUTHAM CV47 0EA

EPC Rating: C

Tenure: Freehold

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