



**Connells**

Raleigh Avenue  
Temple Herdewyke Southam



# Raleigh Avenue Temple Herdewyke Southam CV47 2PG

for sale  
**£435,000**



## Property Description

Connells are delighted to bring to market this IMMACULATELY PRESENTED and rarely available FOUR BEDROOM DETACHED FAMILY HOME. Raleigh Avenue is ideally situated on the RECENTLY DEVELOPED THE TEMPLARS DEVELOPMENT by Mulberry Homes. The property briefly comprises of an entrance hall, open plan kitchen/diner, Lounge, cloakroom, landing, FOUR BEDROOMS one with en-suite, family bathroom, PRIVATE REAR GARDEN and off-street parking & garage.

Temple Herdewyke lies about eight miles distant from the market town of Banbury, affording easy access also to Warwick, Leamington Spa and Jaguar Landrover as well as the M40 motorway junction at nearby Gaydon. There is a primary school and children's play area in close proximity to the house with further facilities available at the nearby villages of Gaydon and Kineton which provide local shops. Avon Dasset is also a stone throw away which is a beautiful picturesque village also offering local public houses, a well sought after country park and herb gardens.

## Approach

Paved path leading to front door with open canopy porch and outside light. Fore garden with shrubs and a small lawn area. Tarmac driveway for two cars.

## Entrance Hall

Door to the front aspect with doors to open plan kitchen/dining room, lounge and guest cloakroom. Stairs to the first floor.

## Cloakroom

Fitted suite with a low level WC, wash hand basin, radiator and extractor fan.

## Open Plan Kitchen/ Dining

29' 9" maximum x 11' 4" plus bay window ( 9.07m maximum x 3.45m plus bay window )

Dual aspect double glazed windows, double glazed bay window to the side aspect and double glazed French door leading out to the rear garden. A modern fitted Kitchen with wall & base units, An Ideal Combination boiler, integrated fridge and freezer, integrated electric oven, a gas hob and cooker hood over. Complimentary work surfaces and breakfast bar, sink & drainer unit, radiators, an understairs storage cupboard and door to utility.

## Utility

5' 4" x 6' 5" ( 1.63m x 1.96m )

A modern fitted & base unit with complimentary work surfaces and space and plumbing for washing machine and tumble dryer. Radiator and door leading out to the rear garden.

## Lounge

18' 9" x 10' 3" ( 5.71m x 3.12m )

Double glazed window to the front aspect and double glazed French doors leading out to the rear garden.

## Stairs & Landing

With stairs leading up from the entrance hall area double glazed window to the rear aspect. The landing provides access to all bedrooms, bathroom and the loft hatch.

## Main Bedroom

10' 6" x 14' 7" ( 3.20m x 4.45m )

With double glazed window to the rear aspect, Fitted in wardrobe, a radiator and door to en-suite.

## En-Suite

Obscured double glazed window to front aspect. The white suite comprises shower cubicle, wash basin and low level WC. There is a heated towel rail and part tiled walls,

## Bedroom Two

10' 8" x 11' 4" ( 3.25m x 3.45m )

With double glazed windows to the rear and side aspect. Fitted wardrobe, carpeted floor and a radiator.

## Bedroom Three

10' 7" x 10' 11" ( 3.23m x 3.33m )

With double glazed windows to the side aspect. Fitted wardrobe, carpeted floor and a radiator.

## Bedroom Four

9' 7" maximum x 9' 4" ( 2.92m maximum x 2.84m )

With double glazed windows to the front aspect. Carpeted floor and a radiator.

## Bathroom

Obscured double glazed window to front aspect. A modern partly-tiled three piece bathroom suite with bath and shower over, low level WC, wash hand basin, heated towel rail, shaver point and an extractor fan.

## Garden

Enclosed fence rear garden which has a patio seating area. Mainly laid to lawn with gated side access.

## Garage

10' 4" x 19' 9" ( 3.15m x 6.02m )

Single garage with up and over door, power and light.

## Agents Notes

Currently, the Vendors' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



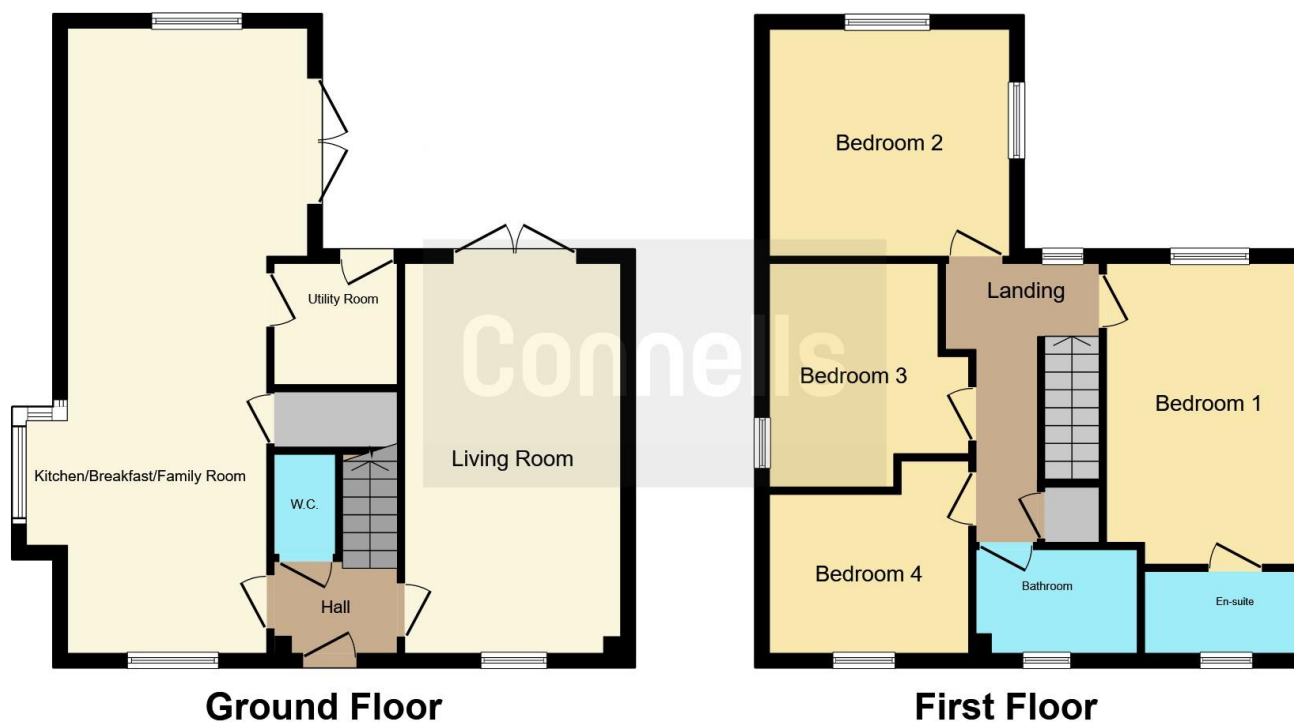












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form part of an agreement. No liability is taken for any error or mis-statement. All parties must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

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/STH104235](https://www.connells.co.uk/Property/STH104235)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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