



Connells

The Green
Northend Southam



Property Description

Connells are delighted to bring to market this exceptional SEMI- DETACHED TWO BEDROOM COTTAGE situated in the idyllic village of Northend. The property briefly comprises of a driveway with off-street parking, lounge/dining room, kitchen, two bedrooms, bathroom and a rear garden.

Northend is situated at the foot of the Burton Dassett Hills and Country Park, Northend is particular popular village for hiking & dog walks. The village itself has a strong community feel with a superb country pub and restaurant (The Red Lion) which is just a short walk from this home as well as a parish church and village hall which are utilised by the village residents.

Local shops can be found at nearby Fenny Compton Fenny which is a traditional village has the benefit of a number of local amenities including: Parish Church, Village Store, Post Office and Public House. There is a Primary School and a Health Centre. Other local villages are Gaydon & Kineton and popular primary & secondary schooling including The Dassett CofE, Temple Herdekwyke Primary, Kineton Secondary & Southam's 'Outstanding Ofsted' rated college all within an approximate 6 mile radius of the village.

Close to the M40 motorway providing easy commuter access to Banbury, Birmingham, Stratford-on-Avon, Oxford & nearby train station at Banbury that provides services to London Marylebone in under an hour.

Approach

This charming cottage further benefits from off road parking, garden store, oil central heating and double glazing throughout. With fantastic road links nearby and just a short drive to local amenities, this beautiful cottage offers rural living at its finest.

Lounge/ Diner

12' 6" x 21' 6" with windows and doors (3.81m x 6.55m with windows and doors)

You are welcomed into the property via the spacious lounge/diner, featuring character beams and showcasing the original exposed stone wall. This wonderful space radiates charm further benefiting from a feature wood burner, sold Oak staircase leading to first floor and radiators.



Kitchen

11' 1" x 9' 6" (3.38m x 2.90m)

The modern kitchen is finished to a high standard in keeping with the rest of the home and has been fitted with a range of quality wall and base units, including a full-length pantry/larder.

This lovely space further benefits from integrated appliances including, electric double oven and hob, Fridge, freezer and washing machine.

Stairs & Landing

Sold Oak staircase leading upstairs, briefly comprises of two double bedrooms and a bathroom. Fitted Skylight giving ample natural light.

Bedroom One

11' 5" x 8' 11" (3.48m x 2.72m)

The main bedroom is a generous double room that offers views over the front garden and village green. Fitted with bespoke, built-in wardrobes and dressed in character beams and radiator.

Bedroom Two

Bedroom two is a generous double room, located at the front of the home and benefits from built in storage.

Bathroom

The bathroom is a re-fitted white tiled suite, with shower over the bath. This space is flooded with natural light, thanks to the large skylight.

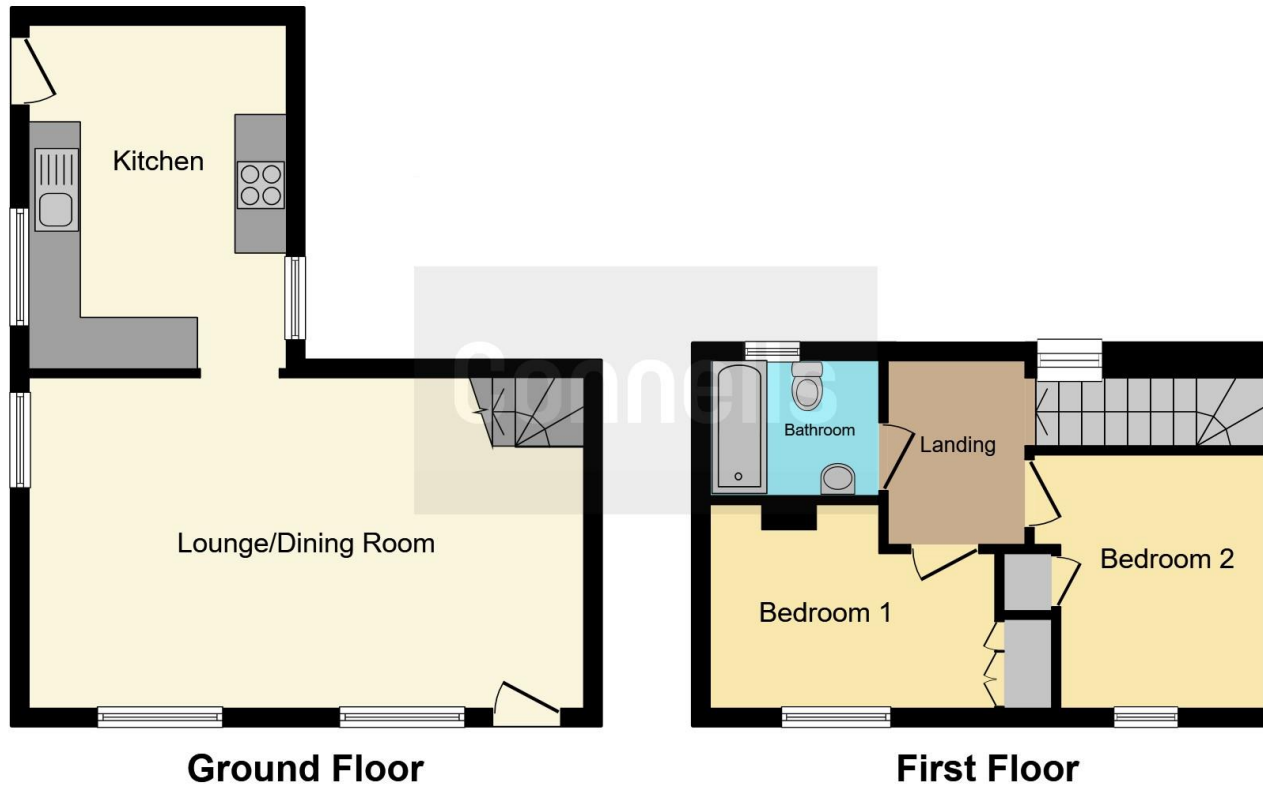
Rear Garden

Outside, the property is welcoming and quaint, wrap round garden, laid mainly to lawn. With mature borders and hedgerows this garden offers a real village feel, a perfect heaven for a keen gardener.









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

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EPC Rating: E

Tenure: Freehold

view this property online [connells.co.uk/Property/STH104285](https://www.connells.co.uk/Property/STH104285)



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