



**Connells**

Sandstone Place  
Temple Herdewyke Southam



## Property Description

Connells are delighted to bring to market this IMMACULATELY PRESENTED and rarely available TWO BEDROOM SEMI-DETACHED FAMILY HOME. Sandstone Place is ideally situated on the RECENTLY DEVELOPED THE TEMPLARS DEVELOPMENT by Mulberry Homes. The property briefly comprises of an entrance hall area, open plan lounge/kitchen, cloakroom, and landing, TWO BEDROOMS, family bathroom, PRIVATE REAR GARDEN and off-street parking.

Temple Herdewyke lies about eight miles distant from the market town of Banbury, affording easy access also to Warwick, Leamington Spa and Jaguar Landover 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 Dassett 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 and small shrubs  
Shared off street parking for two cars.

## Entrance Hall Area

Door to the front aspect with an opening to the open plan kitchen/lounge area, stairs to the first floor and door to the cloakroom.

## Open Plan Kitchen & Lounge

27' 2" x 6' 9" ( 8.28m x 2.06m )

Double glazed windows to the front aspect and double glazed French door leading out to the rear garden with double glazed windows to the rear aspect. A modern fitted Kitchen with wall & base units, An Combination boiler, integrated fridge-freezer, integrated Bosch electric oven, A Bosch 4 ring gas hob and cooker hood over, Bosch washing machine and dish washer. Complimentary work surfaces and breakfast bar, sink & drainer unit, radiators and a under stairs cupboard.

## Cloakroom

Double glazed window to the front aspect, with a low level WC, wash hand basin and extractor fan.

## Stairs & Landing

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

## Bedroom One

13' 8" x 9' 11" maximum ( 4.17m x 3.02m maximum )

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

## Bedroom Two

13' 5" x 9' 10" maximum ( 4.09m x 3.00m maximum )

With double glazed window to the rear aspect, built in wardrobe, carpeted floor and a radiator.

## Bathroom

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 a wooden shed and gated side access.

## Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Management charges for the property are £250 per year approx.





To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/STH104366](https://www.connells.co.uk/Property/STH104366)**

Tenure: Freehold



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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