



Connells

Iris House Hackwell Street
Napton Southam



Property Description

Napton is a highly sought after picturesque village in South Warwickshire situated on the junction where the South Oxford Canal meets the Grand Union. Napton offering numerous country walks and cycle routes as well as an excellent primary schools with pre-school attached, a traditional canal side pub and a gastro pub within easy reach. A well-stocked village shop with local and fresh produce, bakery, cafe and Post Office.

Napton has the added advantage of having very good sports facilities in the form of a tennis, football and cricket club. In addition there is several fishing lakes, canal boat hire, a church, village hall, park and skate park on the edge of the village.

Napton on the Hill lies 3.5 miles from the market town of Southam, 10 miles from Royal Leamington Spa and Gaydon and is well placed for Banbury, Coventry, Gaydon, Daventry and Rugby. The M40, M1 and M6 motorways are easily accessible.

Just down the road is the historic market town of Southam which offers rural community living with the advantages of town amenities. Southam has a weekly market on Tuesday mornings and an additional monthly farmer's market selling local produce. The town also offers additional educational facilities in the form of three primary school, Southam College secondary school which is rated outstanding by Ofsted and further afield private education can be found close by in Princethorpe, Leamington Spa, Rugby & Warwick.

Approach

Block paved driveway leading to garage and shared steps leading to front door with open canopy porch. Established stone planted borders.

Entrance Hall

Entrance hall with stairs to the first floor, storage cupboards, radiator and doors to lounge, kitchen/ dining room bedrooms 3, bedroom 4 and bathroom.

Lounge

15' 1" x 10' 5" (4.60m x 3.17m)

Double glazing windows to the front aspect. Wood burner fire, wooden flooring and radiator.

Kitchen Dining Room

19' 2" Plus Cabinet x 12' 5" (5.84m Plus Cabinet x 3.78m)

Double glazed window to the front and side aspect. Fitted with a range of wall and base units with work surface over incorporating one and half bowl and drainer unit with mixer tap over and part tiled walls and radiators. Space for free standing range style cooker with cooker hood over, space for fridge/freezer and a dishwasher.

Bedroom Three

12' 11" x 11' 4" (3.94m x 3.45m)

Double glazed windows to rear aspect with a single sized double glazed door to the rear aspect. Radiator, door to storage cupboard and door to ensuite.

En-Suite

Fitted suite comprising of a shower cubicle with mains fed shower, part tiled, wash hand basin, low level WC, a radiator and skylight.

Bedroom Four

12' 4" x 8' 8" (3.76m x 2.64m)

Double glazed windows to rear aspect. Radiator and door to ensuite.

En-Suite

Fitted suite comprising of a shower cubicle with mains fed shower, part tiled, wash hand basin, low level WC and a radiator.

Bathroom

Fitted suite comprising of a freestanding roll top bath, shower cubicle with mains fed shower, part tiled, marble top washstand with free standing ceramic basin, low level WC, a radiator, feature fireplace and skylight.

First Floor Landing

Stairs rising to first floor accommodation with doors to bedroom 1, bedroom 2 and storage cupboard.

Bedroom One

12' 7" x 16' 10" (3.84m x 5.13m)

Double glazed windows to the side aspect and three skylights. Doors to storage cupboard and ensuite.

En-Suite

Fitted suite comprising of a shower cubicle with mains fed shower, part tiled, wash hand basin, low level WC, a radiator and skylight.

Bedroom Two

14' 11" x 13' 5" (4.55m x 4.09m)

Double glazed windows to the rear and side aspect and a radiator.

Rear Garden

The rear of the property is a tiered garden with a walled/stone and fenced boundaries with mature shrubs borders. Artificial lawn area leading to steps up to second artificial lawn area and path leading round the garden & patio area and access to a purpose built office.

Office

15' 8" x 13' 4" (4.78m x 4.06m)

Office is of timber construction and fully insulated, wood burner, double glazed windows offer panoramic views of countryside.

Garage

Large garage with power and light with electric up and over door. Great storage space or ample car parking space.









This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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

view this property online connells.co.uk/Property/STH104365



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STH104365 - 0008