



Connells

Lilly 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 school 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 schools, 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. Established stone planted borders.

Vestibule

Font door to the side of the property and door to the lounge.

Lounge

15' 7" x 15' 6" (4.75m x 4.72m)
Double glazing window to the front aspect. Wood burner, exposed beams, wooden flooring and radiators. Double door to the kitchen.

Kitchen

13' 11" x 8' 8" (4.24m x 2.64m)
Double glazed window to the front 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, exposed beams and radiators. Space for free standing range style cooker with cooker hood over and space for fridge/freezer.

Hallway

Entrance hall has a storage cupboards, radiator and doors to bedrooms 1, bedroom 3 and bathroom.

Bathroom

Fitted suite comprising of a freestanding roll top bath, shower cubicle with mains fed shower, part tiled, wash hand basin, low level WC, a radiator and exposed beams.

Bedroom One

12' 1" x 11' 8" (3.68m x 3.56m)

Double glazed windows to the rear aspect, radiator and doors 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.

Bedroom Three

11' 7" x 11' 5" (3.53m x 3.48m)

Double glazed windows to rear aspect. Radiator and a storage cupboard.

First Floor Landing

Stairs rising to first floor large landing area with double glazed window to the front aspect, door to bedroom 1 and two double storage cupboard.

Bedroom Two

13' 4" x 8' 10" (4.06m x 2.69m)

Double glazed windows to the rear and side aspect, built in storage cupboards and a radiator.

Rear Garden

The rear of the property is a tiered garden with a decked area ideal for entertaining with mature shrubs and borders.

Garage & Multi-Function Room

Garage, utility & multi-function room, this large garage with power and light with electric up and over door. Great storage space or ample car parking space. Separate utility area and multi-function room.

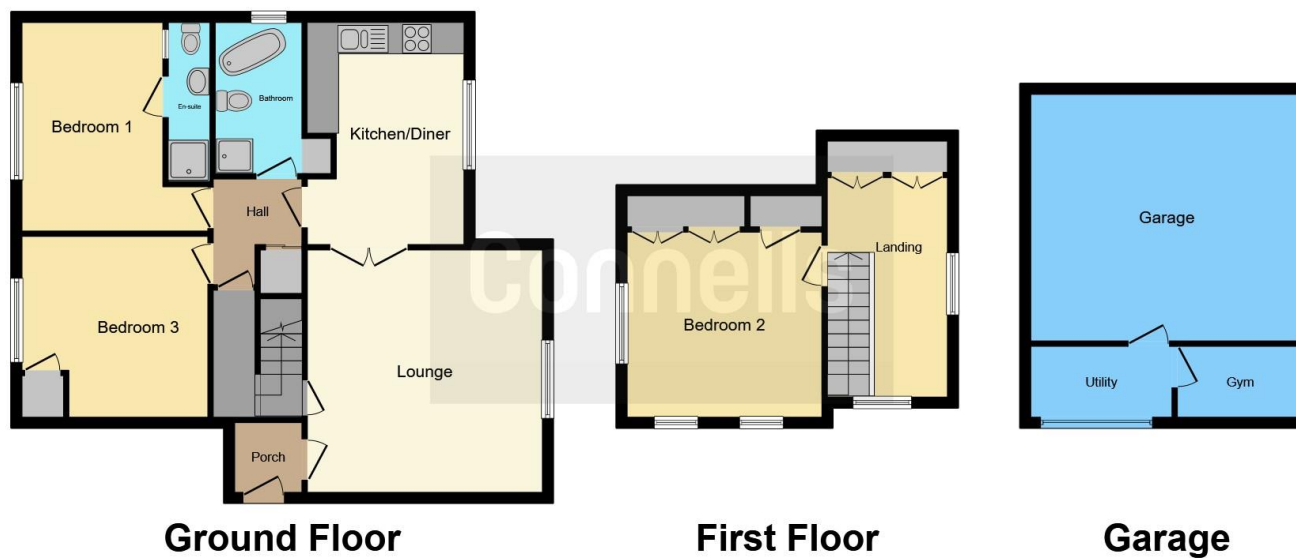
Agent Note

The current Council Tax band for this property is listed as 'DELETED' because the property is being used as a holiday let. We have shown the previous Council Tax for information only.









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

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T 01926 815500
E southam@connells.co.uk

84 Coventry Street
 SOUTHAM CV47 0EA

EPC Rating: D

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Tenure: Freehold



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