



**Connells**

Station Road  
Fenny Compton Southam





### Property Description

This three bedroom semi-detached family home offering well-proportioned accommodation with great potential throughout, with a generous front and rear garden.

The village of Fenny Compton nestles between the Oxford Canal and Burton Dassett Hills and the surrounding countryside, benefiting from a Co-op store, canal side public house, The Merrie Lion village Inn, Church and primary school. Conveniently situated approximately 8 miles North of the market town of Banbury and 7 miles South of the vibrant historic market town of Southam, which offers comprehensive town amenities, providing a selection of supermarkets, post office, library, primary and secondary schools, restaurants, public houses and a leisure centre with swimming pool. Conveniently situated for Leamington Spa and Warwick where you will find comprehensive additional shopping facilities. Travel links are excellent, with easy access to both the M40 and M1, trains from Leamington Spa, Coventry, Rugby and Banbury into London. Leisure facilities locally include Draycote Water for sailing and Warwick and Stratford offer golf and racing.

### Approach

Path leading up to the property with a large front garden mainly laid to lawn and access to the rear of the property.

### Entrance Hall

Window to the side aspect, stairs to the first floor and a radiator.

### Lounge

9' 7" x 7' 9" ( 2.92m x 2.36m )

Window to the front aspect and a feature fireplace.

### Kitchen/ Diner

18' 7" x 11' 3" ( 5.66m x 3.43m )

Windows to the rear and side aspect, with a range of wall and base units and ample space for under counter white goods. Door leading to a downstairs w/c and under stairs pantry cupboard.

### Downstairs Wc

Fitted low level WC.

## Downstairs Shower Room

Window to rear and plumbing points for a full bathroom.

## First Floor Landing

Stairs leads to three bedrooms and a family bathroom.

### Bedroom One

11' 3" x 8' 5" ( 3.43m x 2.57m )  
Window to the rear aspect and a radiator.

### Bedroom Two

10' 6" x 9' 7" ( 3.20m x 2.92m )  
Window to the front aspect and a radiator.

### Bedroom Three

8' 4" x 8' 2" ( 2.54m x 2.49m )  
Window to the rear aspect and a radiator.

### Bathroom

Window to the front aspect with part tiled suite with electric shower over bath, hand wash basin, low level WC, storage cupboard and a heated towel rail.

### Rear Garden

A large rear garden that is laid mainly to lawn and has a large separate patio area.

### Useful Brick Built Outbuilding

The two brick built stores.

### Agents Notes

Service charge: £147.58 per annum

Viewing Requirements:

- The viewer MUST be looking to reside in the property themselves
- Live within 5 Miles of the property currently
- Work within 5 Miles of the property currently
- Have family links in Fenny Compton







To view this property please contact Connells on

**T 01926 815500**  
**E southam@connells.co.uk**

84 Coventry Street  
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**EPC Rating: C**

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Tenure: Freehold



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