



**Connells**

Marton Road  
Long Itchington Southam



# Marton Road Long Itchington Southam CV47 9PZ

for sale guide price  
**£280,500**



## Property Description

The popular village of Long Itchington is conveniently located on the A423 for commuting into Rugby, Coventry, Banbury, Daventry, Leamington Spa and Warwick where you will find extensive shopping facilities. Travel links are excellent, with easy access to the M40, M1, M6 and M69 as well as rail links from Leamington Spa, Coventry, Rugby and Banbury into London and Birmingham and reliable local bus services.

Long Itchington has a thriving social and community spirit and offers a Co-op, newsagents, hairdressers, a choice of excellent public houses, Holy Trinity Church, community centre, allotments and a number of local groups and clubs. Education is offered through Long Itchington C of E primary school, Long Itchington pre-school and Bizzy Tots nursery.

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

This well-presented double fronted period cottage has character and charm with light and spacious living throughout. There is a feature fireplace in the family lounge and a re-fitted kitchen diner with adjoining utility room. Private garden with a patio ideal for al fresco dining. The upstairs offers large bedroom spaces and bathroom.

Situated in the very desirable village of Long Itchington. This fantastic home comprises of:

Walled fore garden with paved path leading to glazed panel front door,

## Lounge

17' 1" x 13' 11" ( 5.21m x 4.24m )

Double glazed windows to the front aspect, feature fireplace, 1930s Iron bread oven, radiator, telephone and television point, carpeted flooring and stairs leading to the second floor. Door to the kitchen

## Kitchen

11' x 10' 3" ( 3.35m x 3.12m )

Double glazed window to the rear aspect, Fitted with a range of wall and base units with work surfaces over, incorporating sinks with taps over, integrated gas oven with gas hob and cooker hood over. Space for under counter fridge and dishwasher, tiled walls, radiator, tiled flooring and doors to:

## Utility

10' 11" x 7' 1" ( 3.33m x 2.16m )

Double glazed door to the rear aspect, wall and base cupboards with work surface over incorporating sink and plumbing for washing machine, tiled flooring.

## First Floor Landing

Doors to:

## Bedroom One

11' x 10' 10" ( 3.35m x 3.30m )

Double glazed windows to the front aspect, radiator and carpeted flooring.

## Bedroom Two

13' 11" x 6' 11" ( 4.24m x 2.11m )

Double glazed window to the front aspect, wooden flooring and radiator.

## Bathroom

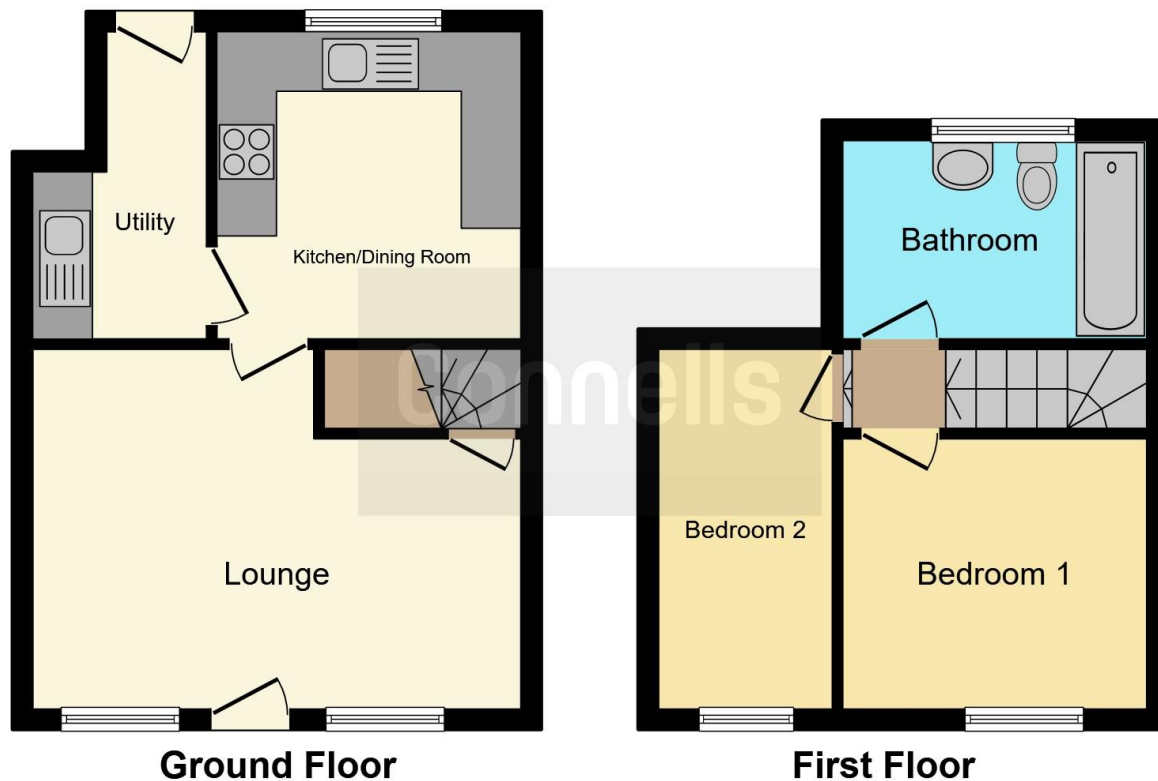


Double glazed window to the rear aspect, fitted with a suite comprising of panel bath with mains shower, low level WC, wash hand basin, heater towel rail and extractor fan.

### Rear Garden

Stone walls with mature shrub borders. Paved patio area ideal for al fresco dining, outside light and water tap.





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](http://www.focalagent.com)

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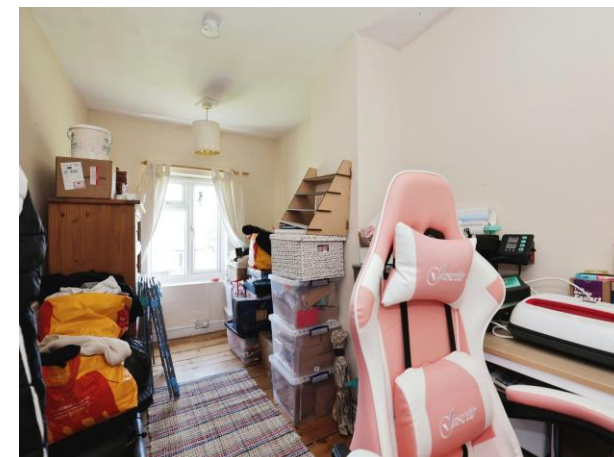
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EPC Rating: D    Council Tax  
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Tenure: Freehold



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