



**Connells**

Robins Lane  
Bishops Itchington SOUTHAM



## Property Description

Connells are delighted to bring to market this immaculately presented 3-BED DETACHED FAMILY HOME ideally situated on the sought after Bovis built Furrowfields Development. The property briefly comprises of an entrance hall, lounge, kitchen-diner, cloakroom, utility room, three generously sized bedrooms, a dressing room, ensuite, garage & rear garden.

The well-established village of Bishops Itchington is conveniently located on the B4451 for commuting into Gaydon, Rugby, Coventry, Banbury, Daventry, Leamington Spa and Warwick where you will find extensive shopping facilities. Motorway links are provided by the M40 Junction 12, easy access to the M1 as well as rail links from Leamington Spa, Coventry, Rugby and Banbury into London and Birmingham and reliable local bus services. Three miles away is the historic market town of Southam which offers rural community living with the advantages of town amenities.

Bishops Itchington has a thriving social and community spirit and offers a Co-op, newsagents, post office, village shop, doctor's surgery, pub, social club, fish and chip takeaway, hairdressers, St Michael's Church, Ladybirds Pre School, Bishops Itchington Primary School, Recreational facilities and a Community/Youth Centre. There is also the Bishop's Itchington Memorial Hall and the Blue Butterfly Community Cafe which operates from the community centre.

## Approach

The property is approached a paved pathway leading to the front entrance, with a wrap round lawn to the side aspect including flower beds and tarmac driveway to the rear of the property and outside tap.

## Entrance Hall

With a door to the front aspect, radiator, stairs to the first floor, a door into the cloakroom and two further doors leading into the lounge & kitchen-diner.

## Lounge

18' x 13' 2" in to bay ( 5.49m x 4.01m in to bay )

A light an airy lounge with dual aspect windows to the front and rear aspect include a bay window to the side aspect, a radiator point and storage cupboard under the stairs.

## Kitchen-Diner

18' x 10' 2" ( 5.49m x 3.10m )

A modern fitted kitchen-diner complete with breakfast bar, windows to the front & rear aspect, wall & base units, complimentary work-surfaces, bi-folding patio doors to the side aspect leading to the garden, a stainless steel sink & drainer unit, integrated oven with induction hob & cooker hood, space for fridge-freezer and a door leading into the utility room.

## Utility Room

6' 5" x 6' 1" ( 1.96m x 1.85m )

Accessed via the kitchen-diner, the utility room has base units, space for a washing machine, radiator, sink & drainer unit, houses the combi-boiler, an extractor fan and a door to the rear aspect.

## Cloakroom

With a low level WC, wash hand basin, radiator point and an extractor fan.

## Landing

With stairs leading up from the entrance hall, the landing provides access to all bedrooms, has a window to the rear aspect, a storage cupboard and a loft hatch.

## Bedroom One

11' 7" x 10' 2" ( 3.53m x 3.10m )

With a window to the front & side aspects, a radiator, TV point and an open into the dressing area.

## Dressing Area

6' 1" x 5' 4" ( 1.85m x 1.63m )

Accessed via the master bedroom, the dressing area has a window to the rear aspect, a radiator and door into the en-suite.

## En-Suite

A partly-tiled en-suite with window to the rear aspect, low level WC, wash hand basin, heated towel rail, tiled floor, extractor fan and a shower cubicle.

## Bedroom Two

11' 9" x 10' 5" ( 3.58m x 3.17m )

With a window to the front & side aspect and a radiator point.

## Bedroom Three

11' 9" x 7' 4" Maximum ( 3.58m x 2.24m Maximum )

With a window to the side aspect and a radiator point.

## Family Bathroom

A partly-tiled family bathroom with a window to the front aspect, vinyl flooring, wash hand basin, low level WC, extractor fan, shaving point and bath with mixer taps.

## Rear Garden

A fence & wall enclosed rear garden with fenced paved patio. lawn area, walled flower beds and pond. Double doors into the garage and gated side access.

## Garage

21' x 10' 8" ( 6.40m x 3.25m )

With power & light, an up & over door and double doors to the rear aspect accessed from the rear garden.

## Parking

A tarmac driveway with space for up to 2 cars.

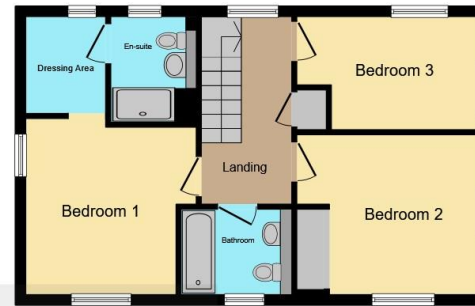




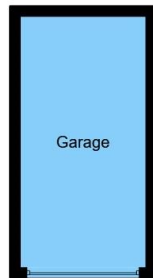




**Ground Floor**



**First Floor**



**Garage**

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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**EPC Rating: B**

**view this property online [connells.co.uk/Property/STH104586](http://connells.co.uk/Property/STH104586)**

Tenure: Freehold



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