



Connells

Banbury Road
Southam



Property Description

Connells are delighted to bring to market this Grade II listed Thatched Cottage situated in the historic market town of Southam. The property briefly comprises of an entrance porch, lounge, dining room, Kitchen, landing, THREE BEDROOMS, family bathroom, REAR GARDEN & off-street parking.

The well regarded historic market town of Southam offers rural community living with the advantages of town amenities. Ideally situated between Coventry & Banbury on the A423 Southam is easily connected to Royal Leamington Spa, the historic town of Warwick, famous William Shakespeare's hometown of Stratford upon Avon, Gaydon, Daventry and Rugby, where you will find mainline railway links to take you into Birmingham and London. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1. Within Southam are three primary schools; Southam Primary School, St Mary's Catholic School & St James Church of England. Southam College secondary school is rated outstanding by Ofsted. Private education can be found close by in Princethorpe, Leamington Spa, Rugby & Warwick.

Southam has a varied range of shops including a hardware shop, a pharmacy, a newly built library, hairdressers, a local grocery shop as well as larger supermarkets. There is a weekly market on Tuesday mornings and a monthly farmer's market selling local produce. There are also a number of public houses & cafes.

Approach

Laid mainly to lawn with borders and area for easy maintenance. Paved steps leading to part multi-glazed door to:

Entrance Porch

Single glazed window to side, slate tiled floor, timber stable style door with multi-glazed panels to:

Lounge

14' 8" x 13' 9" (4.47m x 4.19m)

Exposed beams to ceiling, superb fireplace with gas 'living flame style' stove, wooden beam over with two upright supports, brick hearth, built-in cupboard, wall light points, radiator, stairs to first floor, understairs storage cupboard, single glazed multi-pane windows to front aspect, single glazed multi-pane French style doors to rear garden. Carpeted floor and pine door with black cast iron furniture to:

Dinning Room

14' 8" x 7' 3" (4.47m x 2.21m)

Exposed beams to ceiling, feature fireplace with timber surround, wall light points, radiator, wooden floorboards, single glazed multi-pane window to front aspect. Panelled door to utility cupboard and archway leads to kitchen.

Utility Cupboard

With plumbing for washing machine, appliance space, wall mounted central heating boiler. From the dining room,

Kitchen

10' 6" x 8' 2" (3.20m x 2.49m)

Vaulted ceiling with two conservation double glazed skylights and exposed timbers. Fitted with a range of black hi-gloss fronted units with roll edge beech effect work surfaces, cupboards and drawers below, inset circular bowl with matching circular drainer, swan neck mixer tap over, space for gas range style cooker with chimney extractor hood over, integrated dishwasher & fridge/freezer, space for microwave, tiling to splash back areas, downlighters and spot lights to ceiling, double glazed self-clean safety glass full height windows and timber door with to rear garden.

Stairs & Landing

Dog-leg stairs with exposed timbers to ceiling. Doors lead off to:

Bedroom One

13' 11" max x 8' 1" (4.24m max x 2.46m)

Exposed timbers to part vaulted ceiling, wall light point, radiator, carpeted floor, single glazed multi pane window to front aspect.

Bedroom Two

11' 3" x 6' 4" (3.43m x 1.93m)

Exposed timbers to part vaulted ceiling, radiator, wall light point, carpeted floor, multi-pane single glazed window to rear aspect.

Bedroom Three

7' 10" x 7' 1" (2.39m x 2.16m)

Wall light point, radiator, glazed timber casement, carpeted floor, window to side aspect.

Bathroom

Part vaulted ceiling, white suite comprising bath with matching side panel, hot and cold taps, rainfall style shower with shower attachment, folding shower screen, pedestal wash basin, low level w.c., heated towel rail, tiling to splash back areas, illuminated make-up mirror and extractor fan.

Garden

Block paved courtyard, steps up to lawned area with steppingstones, flower and shrub borders. Timber fence and gate to driveway providing parking Timber outbuilding providing storage with power and light, double doors and windows.

Agent Notes

The property was re-thatched in 2007 by Master Thatcher Mr Max Grindlay.





To view this property please contact Connells on

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EPC Rating: D

view this property online [connells.co.uk/Property/STH104617](https://www.connells.co.uk/Property/STH104617)

Tenure: Freehold



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