



**Connells**

Meldrum Court  
Temple Herdewyke Southam



### Property Description

Connells are delighted to bring to market this fantastic opportunity to acquire this well maintained three bedroom end terraced home. Located in the popular village of Temple Herdewyke this spacious home briefly comprises, great size, light and airy lounge/diner, well-presented kitchen, two double bedrooms, single bedroom & a family bathroom. Benefitting from a good sized rear garden.

The quaint village of Temple Herdewyke is located on the outskirts of Gaydon, Kineton, Lighthorne and nearby to Kineton Marborough Barracks and Jaguar Land Rover sites. Temple Herdewyke offers a primary school and nursery which is part of the Warwickshire local authority, just off the B4100 Warwick to Banbury road. Conveniently situated for Southam, Leamington Spa, Warwick and Banbury where you will find excellent additional shopping facilities. Travel links are great, with easy access to the M40, trains from Leamington Spa, Coventry, Rugby and Banbury into London or Birmingham. The historic market town of Southam provides a selection of supermarkets, a post office, library, primary schools and highly regarded Southam College, restaurants and public houses.

### Approach

The property is approached via a front garden and pathway leading to the front entrance.

### Entrance Hall

Door to the front, doors to both kitchen and lounge, stairs leading to first floor accommodation and a radiator.

### Lounge/ Diner

19' 11" x 13' 11" ( 6.07m x 4.24m )  
Double glazed dual aspect windows to front and rear aspect, log burner, telephone and television points, wooden flooring and radiator.

### Kitchen

11' 5" x 11' 4" ( 3.48m x 3.45m )  
Fitted kitchen with wall and base units, work surfaces, partly tiled walls, stainless steel sink with drainer, integrated electric double oven, induction hob with cooker hood over, space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Double glazed door leading to the rear garden with double glazed window to the rear aspect, understairs cupboard and a radiator.

### Landing

Doors leading to all bedrooms, family bathroom and access to the loft.

### Bedroom One

13' 7" x 11' 2" ( 4.14m x 3.40m )  
Built in wardrobes, double glazed window to the front and radiator.

### Bedroom Two

11' 6" x 8' 7" ( 3.51m x 2.62m )  
Double glazed window to the rear aspect and a radiator.

### Bedroom Three

11' 2" x 8' 1" ( 3.40m x 2.46m )  
Double glazed window to the front aspect, built in storage cupboard, radiator and access to the loft space.

### Bathroom

Fitted bathroom with a double glazed window to the rear aspect. Corner bath with electric shower over, vanity wash hand basin, low level WC, partly tiled walls, heated towel radiator and extractor fan.

### Garden

The private garden provides a paved

patio area, laid lawn with a paved walkway to the rear access. There are also brick built storage shed and outside tap.

### **Purpose Built Storage**

17' 6" x 11' 11" ( 5.33m x 3.63m )

Concrete base with wooden prefab construction and insulation.

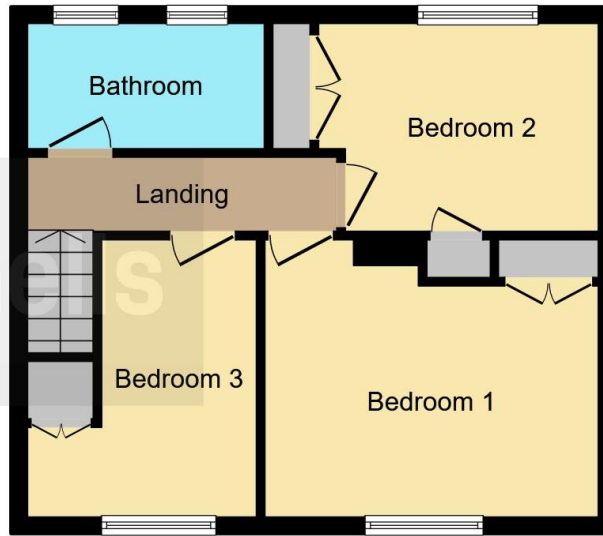
### **Agent Notes**

It is oil central heating.





**Ground Floor**



**First Floor**

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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**T 01926 815500**  
**E [southam@connells.co.uk](mailto:southam@connells.co.uk)**

84 Coventry Street  
 SOUTHAM CV47 0EA

**EPC Rating: E**

**view this property online [connells.co.uk/Property/STH104606](http://connells.co.uk/Property/STH104606)**



Tenure: Freehold



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