



Connells

Napton Rise  
Southam





## Property Description

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 County town of Warwick, famous 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. Alternatively Southam offers a range of different takeaway options if you prefer a night in. Other amenities include a post office, banks, doctor's surgeries, health clinic & dentists.

## Approach

Grass and stone front garden with shrubs. The tarmac driveway has parking for two cars with two further parking spaces to the front of the property.

## Entrance Hall

Spacious entrance hall with doors leading to lounge diner, kitchen and cloakroom. Under stairs cupboard, a radiator, telephone point and door to front.

## Cloakroom

Double glazed window to the front aspect. Low level WC, wash hand basin, tiled splash back and a radiator.

## Lounge Diner

22' 10" x 15' 9" maximum ( 6.96m x 4.80m maximum )

Double glazed dual aspect windows to the front and rear aspect, Double glazed sliding doors leading out to the rear garden. Feature fire place with gas fire, TV point and radiators.

## Kitchen

13' 11" x 8' 10" ( 4.24m x 2.69m )

Double glazed window to the rear aspect. Re-fitted gloss white kitchen with wall and base units with work surfaces and breakfast bar. One and half sinks with drainer, integrated electric oven and induction hob inset to work surface with cooker hood, integrated dishwasher and fridge. Tiled flooring and a radiator.

## Utility

5' 11" x 5' 3" ( 1.80m x 1.60m )

Double glazed single door to the side aspect giving access to the garden and double glazed window to the side aspect. Fitted base unit with work surface over with sink and drainer, space and plumbing for washing machine and tumble dryer. Tiled floor, storage cupboard and a radiator.

## Landing

Stairs leading from entrance hall with loft access, doors to four bedrooms and family bathroom.

## Main Bedroom

12' 2" x 9' 11" ( 3.71m x 3.02m )

Double glazed window to the rear aspect. fitted wardrobes, door to en-suite, TV point and a radiator.

## En-Suite

Double glazed window to the side aspect. Three piece suite comprising shower cubicle with shower, low level WC, wash hand basin inset a vanity unit, extractor fan, partly tiled walls and a heated towel rail.

## Bedroom Two

12' 2" x 9' 9" ( 3.71m x 2.97m )

Double glazed window to the rear aspect. Built in wardrobes and a radiator.

## Bedroom Three

11' 2" x 9' 9" ( 3.40m x 2.97m )

Double glazed windows to the front aspect and a radiator.

## Bedroom Four

9' 9" x 8' 5" ( 2.97m x 2.57m )

Double glazed window to the front aspect and a radiator.

## Family Bathroom

Double glazed window to the side aspect. three piece suite comprising panel bath with overhead shower, vanity unit with low level WC and wash hand basin, extractor fan, shaver point, partly tiled walls and a radiator.

## Garden

This enclosed garden is mostly laid lawn with flower beds and mature shrubs and tree borders paved patio area, wooden shed, side access to frontage and door to garage.

## Garage

17' 6" x 8' 7" ( 5.33m x 2.62m )

Single garage with up and over door, power and lighting. Door leading to rear garden.















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**EPC Rating: C**

Tenure: Freehold

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