



**Connells**

Byron Walk  
Temple Herdewyke Southam



## Property Description

Connells are delighted to bring to market this **FOUR BEDROOM END-TERRACED HOME** ideally situated within the popular village of Temple Herdewyke. The property briefly comprises of a modern re-fitted kitchen, spacious lounge, downstairs cloakroom, conservatory, stairs & landing, four bedrooms, bathroom, large private rear garden Garage and two allocated parking spaces.

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

Paved path leading to front door, lawn fore garden with shrub boarded and allocated parking.

## Entrance Hall

Stairs leading to first floor, radiator and doors to:

## Lounge

16' 2" x 10' 3" ( 4.93m x 3.12m )

This generous size room has double glazed window to the rear aspects. Feature fireplace television point and radiators.

## Conservatory

9' 3" x 8' 11" ( 2.82m x 2.72m )

Upvc built construction with double glazed windows and double doors leading to rear garden. Wooden flooring and electric sockets.

## Kitchen/ Diner

19' 11" x 12' 2" ( 6.07m x 3.71m )

This large kitchen diner has double glazed dual aspect windows to front and rear overlooking the front and rear garden. Fitted wall and base units with fitted work surfaces, stainless steel sink and drainer, integrated double oven and induction hob with cooker hood over and space for fridge freezer, breakfast bar, wooden flooring and radiator.

## Rear Lobby

Part glazed door leading to the rear and doors to:

## Utility

space and plumbing for washing machine and tumble dryer.

## Downstairs Wc

Double glazed window to the rear aspect. Fitted low level WC, wash hand basin and radiator.

## First Floor Landing

Doors to:

### Bedroom One

12' 7" x 11' 4" ( 3.84m x 3.45m )

Double glazed window to the front aspect, a radiator and access to loft space.

### Bedroom Two

11' 3" x 11' 1" ( 3.43m x 3.38m )

Double glazed window to front aspect. Built in wardrobes and radiator.

### Bedroom Three

10' 2" x 9' 10" ( 3.10m x 3.00m )

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

### Bedroom Four

10' 10" x 6' ( 3.30m x 1.83m )

Double glazed window to the rear aspect and a radiator.

## Bathroom

Obscured double glazed window to the rear aspect. Fitted with bath with mains feed

shower over, low level WC, vanity wash hand basin, wooden flooring, extractor fan, part tiled walls and heated towel rail.

## Rear Garden

This established boundary fenced garden with lawn area and gravel stone seating area. Mature sleeper borders, decking area, outside tap, brick built shed and gated rear access to parking.

## En-Bloc Garage

En-bloc garage with up and over door.

## Vendor Notes

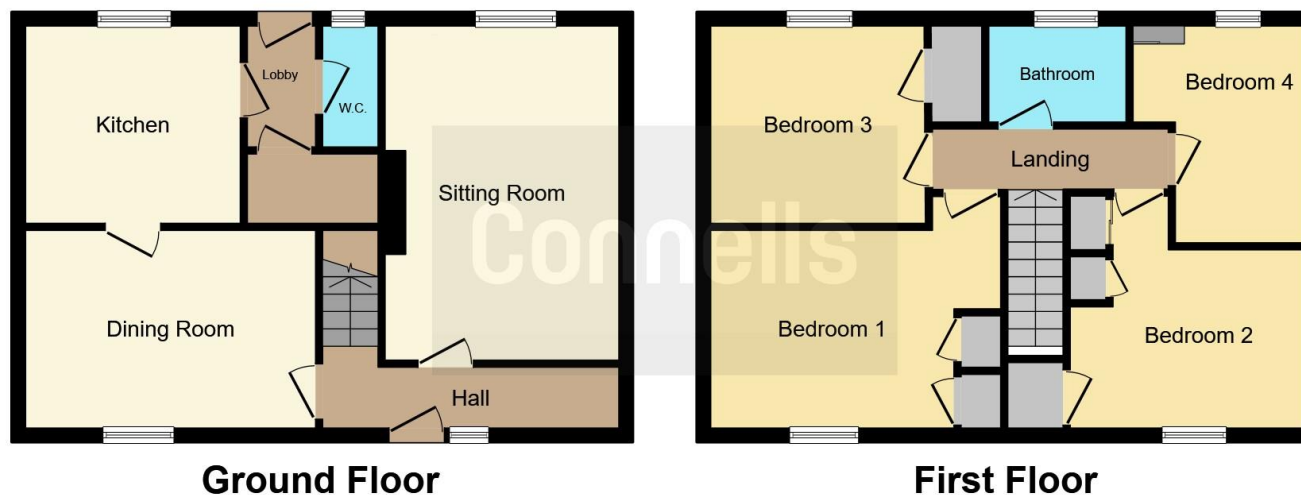
Current service charge £58.30pcm Approx.

Oil fired heating.









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: Awaiting**

Tenure: Freehold

**view this property online [connells.co.uk/Property/STH104659](http://connells.co.uk/Property/STH104659)**



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