



**Connells**

Hampden Court  
Temple Herdewyke Southam





### Property Description

This small rural village 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 excellent, with easy access to the M40, trains from Leamington Spa, Coventry, Rugby and Banbury into London

Vibrant market town of Southam providing a selection of supermarkets, Post Office, library, primary schools and highly regarded Southam College, restaurants and public houses.

### Approach

Fully laid lawn with pathway leading to the front door.

### Lounge

14' 7" x 13' 10" ( 4.45m x 4.22m )

Wood effect flooring, Log burner and double glazed window to the rear aspect.

### Kitchen

9' 10" x 9' 9" ( 3.00m x 2.97m )

Fitted kitchen with wall and base units and work surfaces, space for a freestanding cooker, tiled walls, double glazed window to the front and doorway leading to the utility.

### Utility

9' 4" x 5' ( 2.84m x 1.52m )

Double glazed door leading out to the rear garden.

### Bedroom One

13' 9" x 9' 1" ( 4.19m x 2.77m )

Built in wardrobe, radiator and double glazed window overlooking the garden.

## Bedroom Two

13' 8" x 8' 8" ( 4.17m x 2.64m )

Built in wardrobe, radiator and double glazed window overlooking the garden.

## Bathroom

Recently fitted, fully tiled bathroom includes; panelled bath, overhead shower, wash hand basin, extractor fan, a heated towel rail and double glazed window.

## W/C

Fitted with a low level WC and double glazed window.

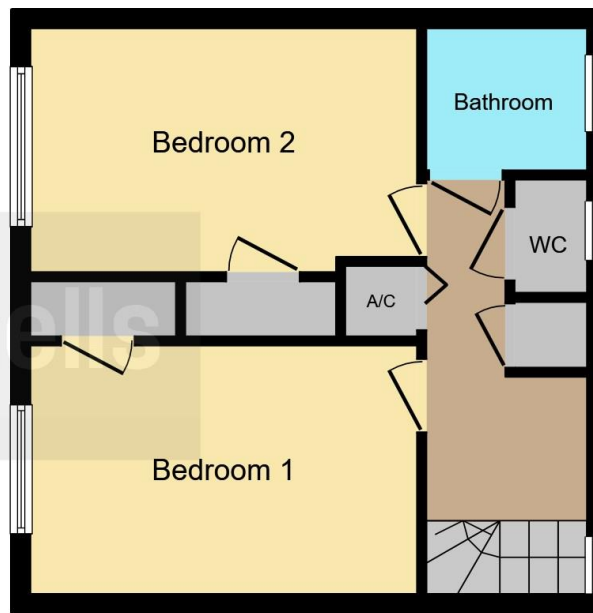
## Rear Garden

Delightful, landscaped rear garden and access to the rear parking space.





**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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**EPC Rating: F**

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Tenure: Freehold



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Property Ref: STH104693 - 0005