



Connells

Field Gate Lane
Fenny Compton Southam



Property Description

Connells are proud to bring to the market this well-proportioned two bedroom detached family home set in the sought after village of Fenny Compton. The property briefly comprises; Entrance hall, Lounge, dining area, kitchen/breakfast room, downstairs wc, Two bedrooms with an en-suites, rear garden, off street parking via a driveway and a garage.

The village of Fenny Compton nestles between the Oxford Canal and Burton Dassett Hills and the surrounding countryside, benefiting from a Co-op store, canal side public house, The Merrie Lion village Inn, Church and primary school. Conveniently situated approximately 8 miles North of the market town of Banbury and 7 miles South of the vibrant historic market town of Southam, which offers comprehensive town amenities, providing a selection of supermarkets, post office, library, primary and secondary schools, restaurants, public houses and a leisure centre with swimming pool. Conveniently situated for Leamington Spa and Warwick where you will find comprehensive additional shopping facilities. Travel links are excellent, with easy access to both the M40 and M1, trains from Leamington Spa, Coventry, Rugby and Banbury into London. Leisure facilities locally include Draycote Water for sailing and Warwick and Stratford offer golf and racing.

Approach

Tarmac driveway to front which leads to garage and front entrance door.

Entrance Hall

Entrance door to front, doors to cloakroom, lounge, dining room, kitchen/diner radiator and stairs leading to first floor.

Cloakroom

Glazed window to the front aspect. Fitted with low level WC, radiator and wash hand basin.

Lounge

15' 3" x 12' 3" (4.65m x 3.73m)
Window to the front aspect, log burner, door to entrance hall, radiator, archway leading to dining area.

Kitchen

15' 7" x 8' (4.75m x 2.44m)
Window to the rear aspect and a door leading out to the rear garden. Fitted with a range of wall and base units with work surfaces over, sink/drainage unit with mixer taps, integrated hob with over-head extractor hood, integrated oven, space for under-counter fridge, space for washing machine, radiator.

Dining Area

11' 2" x 8' 7" (3.40m x 2.62m)
Glazed Door leading to the rear garden and a door the the garage, Radiator and two fitted cupboards.

Landing

Doors to all bedrooms and access to loft space.

Bedroom One

15' x 8' 3" (4.57m x 2.51m)

Glazed windows to rear aspect, radiators and door to en-suite.

En-Suite

Glazed window to the side aspect, fitted three piece suite comprising; low level flush wc, hand wash basin, walk in shower cubicle with shower attachment, radiator, part tiled walls and airing cupboard housing water tank.

Bedroom Two

10' 7" x 8' 8" from wardrobe (3.23m x 2.64m from wardrobe)

Glazed window to the front aspect, carpet floor, built in wardrobes and a radiator.

En-Suite

Glazed window to the front aspect, Fitted three piece suite comprising; low level flush wc, hand wash basin, shower cubicle with shower attachment, part tiled walls and a radiator.

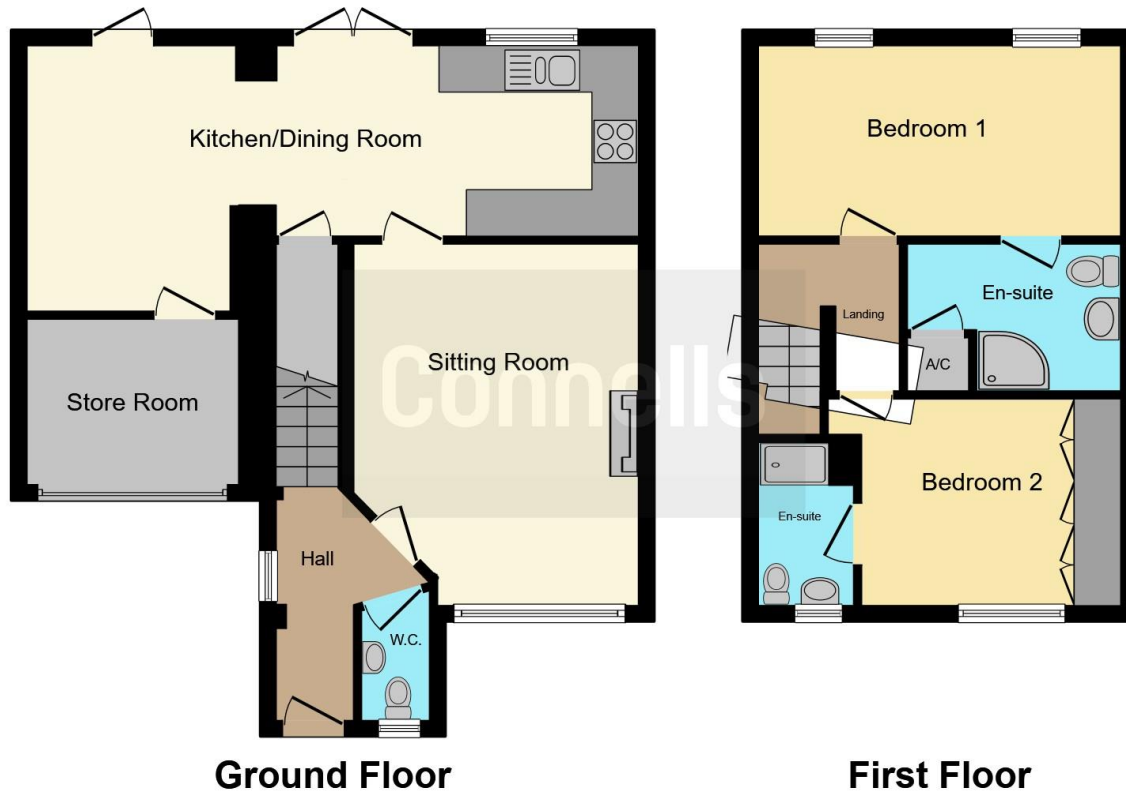
Rear Garden

Private fenced enclosed garden comprises of patio area, mature shrub boarder with the rest mainly laid to lawn, wooden gazebo, garden shed and pedestrian gated access to side. Views of the fields.

Garage

Up and over door to front, power and lighting. Access to the loft space.





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

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EPC Rating: E

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Tenure: Freehold



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