



**Connells**

Heritage Way  
Southam





### Property Description

A spacious and well-maintained detached family home, located in the lovely village of Southam. Built by Hayfield Homes in 2020 and under the builder's warranty.

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

Situated in a small modern residential development in Southam town. This well proportioned accommodation in more detail comprises of driveway providing ample parking leading to garage. Lawn area with mature shrubs to the front of the property, timber gate to rear garden and paved path to front door.

### Entrance Hall

Stairs rising to first floor accommodation, double doors to lounge, kitchen diner, downstairs cloakroom, under stair storage cupboard and a radiator.

### Cloakroom

Fitted with white suite comprising hand wash basin, part tiled walls, low level WC, extractor fan, radiator. Opaque double glazed window to the front aspect.

### Lounge

19' 1" into bay window x 10' 6" ( 5.82m into bay window x 3.20m )

Double glazed bay window to the front aspect, two television aerial point, telephone point and a radiators.

### Kitchen/ Diner

19' 6" x 13' 2" ( 5.94m x 4.01m )

Fitted kitchen with a comprehensive range of wall and base units with marble work surface over, incorporating sink with mixer tap, single oven and microwave/grill/half oven, induction hob with extractor. part tiled walls, Integrated dishwasher and fridge freezer, a radiator, Double glazed window overlooking garden and double glazed French doors leading out to the garden.

## Utility

6' 3" x 5' 3" ( 1.91m x 1.60m )

Fitted sideboard with space and plumbing for washing machine, radiator and boiler. Glazed door to the side aspect.

## Landing

Double glazed window the the side aspect, Doors to airing cupboard, all four bedrooms and bathroom.

## Bedroom One

13' 1" x 9' 4" ( 3.99m x 2.84m )

2 sets of Symphony built in wardrobes, television aerial point, telephone point, radiator. Double glazed window to the rear aspect and door to en-suite.

## En-Suite Shower Room

Fitted suite comprising shower cubicle with waterfall overhead shower and standard shower head fitment and glass door, pedestal hand wash basin, low level WC, part tiled walls, shaver point, extractor fan and heated towel rail.

## Bedroom Two

11' 9" in to recess x 11' 3" in to recess ( 3.58m in to recess x 3.43m in to recess )

Telephone point, television aerial point, radiator and double glazed window to the front aspect.

## Bedroom Three

9' 10" x 9' 1" ( 3.00m x 2.77m )

Radiator, television aerial point and double glazed window to the rear aspect.

## Bedroom Four

9' 10" x 7' 10" ( 3.00m x 2.39m )

Radiator, television aerial point and double glazed window to the front aspect.

## Bathroom

Fitted white suite comprising of a panel bath with waterfall overhead shower and standard shower head over the bath, pedestal hand wash basin, low level WC, part tiled walls, extractor fan, radiator. Opaque double glazed window to the side aspect.

## Rear Garden

Enclosed with timber panel fencing boundaries, paved patio area adjacent to the property leading to lawn area, Decking area and a door to the garage and access to front of the property.

## Garage

20' 6" x 10' 6" ( 6.25m x 3.20m )

Single garage with up and over door and single door leading into the rear garden, lighting. over head storage.



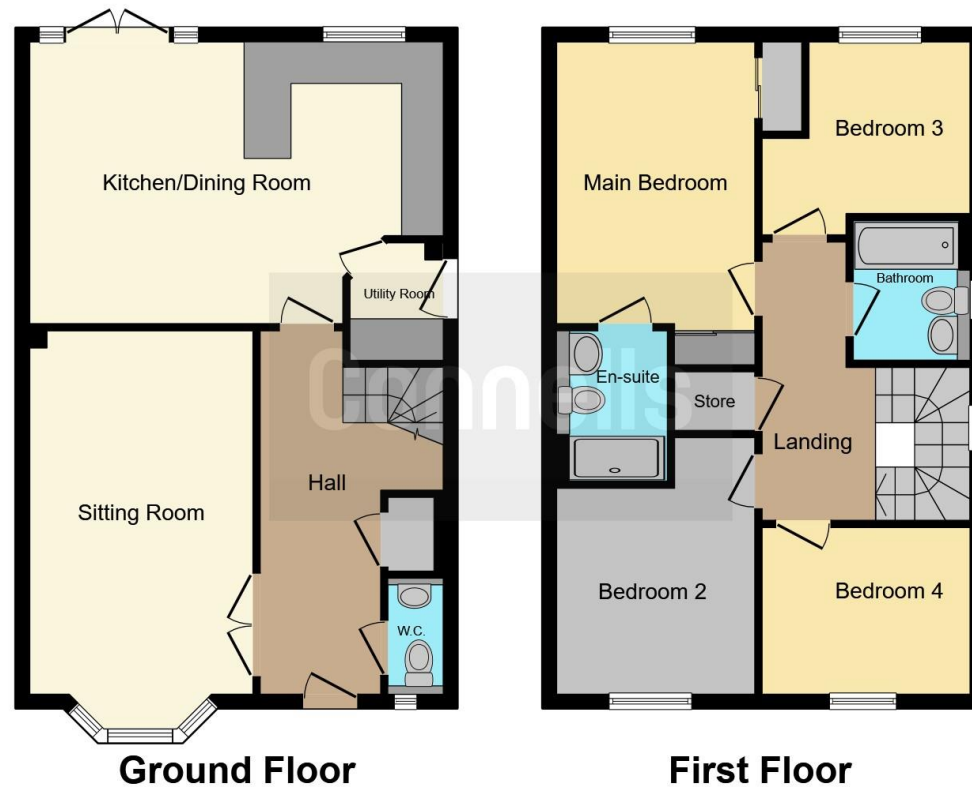












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/STH104733](http://connells.co.uk/Property/STH104733)**



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