





Property Description

The picturesque village of Marton offers a delightful rural location with a thriving community spirit. There is a charming village church, public house and restaurant and the surrounding countryside has a fantastic choice of public footpaths and bridleways for the discerning walker and conveniently situated for Coventry and Rugby. Located less than 4 miles to the North is the historic and vibrant market town of Southam which still holds a market every Tuesday and offers rural community living with the advantages of town amenities. Providing a comprehensive selection of shops, two supermarkets, banks, post office, library, leisure centre and swimming pool, cafes, several take away's and public houses. There is a choice of three primary schools and the highly regarded Southam College for secondary education. Conveniently situated for Leamington Spa and Warwick where you will find 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; Warwick and Stratford offer golf and racing.

Approach

This family home in more detail consists of gravel driveway for multiple cars with hedge row borders. Front door through to.

Entrance Hallway

Radiator and doors to:

Lounge

13' 7" x 13' 3" (4.14m x 4.04m)

Double glazed windows to the front aspect. Gas fire, wall light points and radiator,

Kitchen

16' 2" x 7' 7" (4.93m x 2.31m)

Glazed window to the rear and side aspect. Fitted with a range of wall and base units with work surfaces and incorporating one and a half bowl stainless steel sink, mixer tap over, space and plumbing for washing machine. Space for appliances, tiling to walls and radiator.

Wet Room

Fitted wetroom with mains shower, low level WC, wash hand basin with mixer tap, tiling to part walls, radiator and obscure double glazed window to the front aspect.

First Floor Landing

Stairs rising from the first floor, double glazed window to the side aspect and doors to:

Bedroom One

10' 8" x 9' 7" (3.25m x 2.92m)

Double glazed window to the front aspect and a radiator.

Bedroom Two

10' 11" x 8' 8" (3.33m x 2.64m)

Double glazed window to the rear aspect, a radiator and a airing cupboard.

Bedroom Three

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

Bathroom

Fitted suite comprising panel bath, mixer tap with shower attachment, low level WC, wash hand basin with mixer tap, tiling to part walls, radiator and obscure double glazed window to the front aspect.

Rear Garden

Garden One

Block paved patio with open countryside views. leading to second garden.

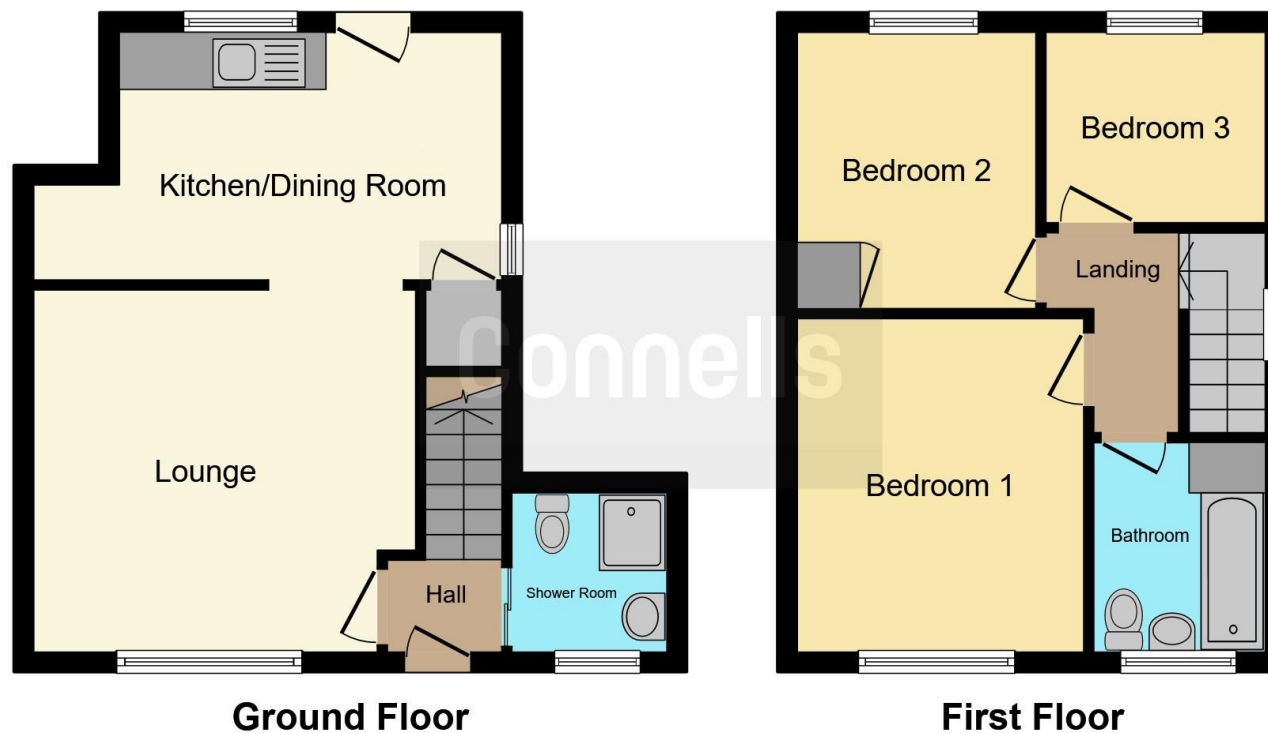
Garden Two

Mainly laid to lawn with flower and shrub borders, various fruit trees and soft fruit bushes, timber fencing to boundary.









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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T 01926 815500
E southam@connells.co.uk

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 SOUTHAM CV47 0EA

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