



Connells

Gaydon Road
Bishops Itchington Southam

Gaydon Road Bishops Itchington Southam CV47 2QW

for sale guide price
£525,000



Property Description

Connells are delighted to bring to market this immaculately presented THREE DOUBLE BEDROOM DETACHED FAMILY HOME ideally situated in the sought after village of Bishops Itchington. The property is spacious throughout and has been finished to a high standard, comprising an entrance porch, large kitchen diner, lounge, conservatory, utility, cloakroom, three double bedrooms, en-suite shower room, family bathroom, tandem garage, garden & driveway.

The well-established village of Bishops Itchington is conveniently located on the B4451 for commuting into Gaydon, Rugby, Coventry, Banbury, Daventry, Leamington Spa and Warwick where you will find extensive shopping facilities. Motorway links are provided by the M40 Junction 12, easy access to the M1 as well as rail links from Leamington Spa, Coventry, Rugby and Banbury into London and Birmingham and reliable local bus services. Three miles away is the historic market town of Southam which offers rural community living with the advantages of town amenities, and eight miles away from the picturesque town of Royal Leamington Spa.

Bishops Itchington has a thriving social and community spirit and offers a Co-op., village shop, doctor's surgery, pub, social club, fish and chip take-away, hairdressers, St Michael's Church, Ladybirds Pre School, Bishops Itchington Primary School, Recreational facilities, Community Centre and Bishop's Itchington Memorial Hall. The Village Store a friendly local farm style shop and cafe.

Approach

This property has an extensive block paved driveway area providing parking for a number of vehicles with perimeter borders stocked with shrubs and plants and giving access to a carport which leading to the garage.

Entrance Porch

Double glazed window and front door opening to:

Kitchen Dining Room

24' 3" x 12' 9" (7.39m x 3.89m)

Double glazed Dual aspect window to the front and rear. Stairs rising to the first floor and understairs storage cupboard. Radiators with open fire setting with hearth surround and log burner. Kitchen fitted with solid oak worktops, double Belfast sink with mixer tap, base units under, eye level wall cupboards, recess suitable for a range style cooker with cooker hood over, tiled floor and door to the utility.

Utility

9' 9" x 6' 1" (2.97m x 1.85m)

Space and plumbing for washing machine, radiator, tiled floor, wall mounted gas fired central heating boiler, door to the conservatory and cloakroom.

Cloakroom

Tiled floor with a low level WC, wash hand basin with tiled splash backs.

Lounge

24' x 12' (7.32m x 3.66m)

Double glazed windows to the front and side aspect. Double doors leading the conservatory, radiators, wall lights, gas fired coal effect fire with hearth and surround.

Conservatory

13' 9" x 10' 5" (4.19m x 3.17m)

Brick build construction with double glazed windows and French doors leading out to the rear garden and a single door to the side aspect, Electric heater and wood effect floor.

First Floor Landing

First Floor landing with access to the loft space and doors to bedrooms and bathroom.

Bedroom One

15' 3" x 9' 10" (4.65m x 3.00m)

Double glazed windows to the rear with views across the garden, beyond the village and to the beautiful Dassett Hills A radiator, coved ceiling, wall lights. This delightful split level room has single door, full height, built-in wardrobe with cupboard above and a door to:

En Suite Shower Room

Fitted suite with fully tiled shower cubicle with adjustable shower, wash hand basin and low level WC, full height tiling on all walls.

Bedroom Two

13' 5" x 11' 5" (4.09m x 3.48m)

Double glazed window to the front aspect, A radiator, two large, full height, double door fitted wardrobes, large over stairs storage cupboard.

Bedroom Three

13' 5" x 11' 8" (4.09m x 3.56m)

Double glazed window to the front aspect. A radiator and two large full height, double door fitted wardrobe.

Family Bathroom

Fitted four piece white suite with panel bath, wash hand basin and low level WC, separate shower cubicle with tiled splash backs and a adjustable shower over, built-in shelf storage cupboard, obscured double glazed window to the rear aspect, access to the loft space and a radiator.

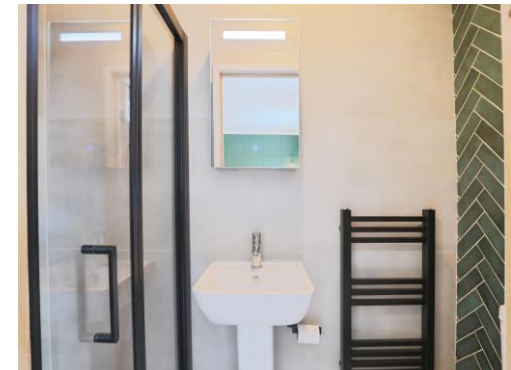
Tandem Garage

24' 10" x 9' 4" (7.57m x 2.84m)

with up and over door, electric light, power and glazed window to the side aspect.

The Rear Garden

Enclosed and private with a large lawned area having perimeter borders stocked with a variety of shrubs and plants, a tiled seating area with a pergola.









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

Tenure: Freehold

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