



**Connells**

Grants Close  
Fenny Compton Southam



### Property Description

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 with paved path leading to the side of property and to the front door. Lawn to the front.

### Hallway

Double glazed window to the rear aspect, stairs rising to first floor, understairs cupboard, radiator and doors to dining room, lounge and opening to the kitchen.

### Dining Room

11' x 9' 11" ( 3.35m x 3.02m )

Double glazed window to the front and side aspect and radiator.

### Lounge

16' x 10' 11" ( 4.88m x 3.33m )

Double glazed window to the front aspect and a radiator.

### Kitchen

12' 5" x 5' 6" ( 3.78m x 1.68m )

Double glazed window to the rear aspect. Fitted with a range of wall and base units with work surface over incorporating single bowl single drainer unit with tap over, part tiled walls. Integrated electric cooker and induction hob, breakfast bar, radiator and door to:



## Utility

8' 9" x 5' 9" ( 2.67m x 1.75m )

Double glazed window looking out to the garden, door to the rear aspect. Space and plumbing for washing machine and space for fridge freezer.

## First Floor Landing

Double glazed window to the rear aspect and doors to bedrooms and bathroom.

## Bedroom One

13' 8" x 11' 2" ( 4.17m x 3.40m )

Double glazed window to the front aspect, built in wardrobes and a radiator.

## Bedroom Two

12' 5" x 11' ( 3.78m x 3.35m )

Double glazed window to the front aspect, built in wardrobe and a radiator.

## Bedroom Three

9' 11" x 7' 6" ( 3.02m x 2.29m )

Double glazed window to the rear aspect and a radiator.

## Shower Room

Double glazed window to the rear aspect. Fitted with walk in shower, vanity wash hand basin, low level WC, part tiled walls, extractor fan and heated towel rail.

## Rear Garden

Enclosed garden with timber panel fencing and hedging, paved path leading from the side of property and a patio area, large lawn areas, brick built storage cupboard and outside water tap. Second seating area at the bottom of the garden with wooden shed and access to the front of the property via wooden gate.







