



Connells

Sandstone Place
Temple Herdewyke Southam

Sandstone Place Temple Herdewyke Southam CV47 2PB

for sale offers over
£375,000



Property Description

Connells are delighted to bring to market this IMMACULATELY PRESENTED and rarely available THREE BEDROOM DETACHED FAMILY HOME. Sandstone Place is ideally situated on the RECENTLY DEVELOPED THE TEMPLARS DEVELOPMENT by Mulberry Homes. The property briefly comprises of an entrance hall, open plan kitchen/diner, Lounge, downstairs WC, utility room, landing, THREE BEDROOMS one with en-suite, family bathroom, PRIVATE REAR GARDEN and off-street parking & garage.

Temple Herdewyke lies about eight miles distant from the market town of Banbury, affording easy access also to Warwick, Leamington Spa and Jaguar Landrover as well as the M40 motorway junction at nearby Gaydon. There is a primary school and children's play area in close proximity to the house with further facilities available at the nearby villages of Gaydon and Kineton which provide local shops. Avon Dasset is also a stone throw away which is a beautiful, picturesque village also offering local public houses, a well sought after country park and herb gardens.

Approach

Paved path leading to front door with open canopy porch and outside light. Fore garden with shrubs and a small lawn with a stone area. Tarmac driveway.

Entrance Hall

Door to the front aspect with doors to open plan kitchen/dining room, lounge and cloakroom. Stairs to the first floor.

Cloakroom

Fitted suite with a low level WC, wash hand basin, radiator and extractor fan.

Open Plan Kitchen/ Dining

29' 8" x 11' 4" (9.04m x 3.45m)

Dual aspect double glazed windows, double glazed bay window to the side aspect and double glazed French door leading out to the rear garden. A modern fitted Kitchen with wall & base units, An Ideal Combination boiler, integrated fridge and freezer, integrated electric oven, a gas hob and cooker hood over. Complimentary work surfaces and breakfast bar, sink & drainer unit, radiators, an understairs storage cupboard and door to utility.

Utility

6' 4" x 5' 3" (1.93m x 1.60m)

A fitted & base unit with complimentary work surfaces and space and plumbing for washing machine and tumble dryer. Radiator and door leading out to the rear garden.

Lounge

18' 9" x 10' 3" (5.71m x 3.12m)

Double glazed window to the front aspect and double glazed French doors leading out to the rear garden.

Stairs & Landing

With stairs leading up from the entrance hall area. The landing provides access to all bedrooms, bathroom and the loft hatch.

Main Bedroom

14' 6" x 10' 5" (4.42m x 3.17m)

With double glazed window to the front aspect, a radiator and door to en-suite.

En-Suite

Obscured double glazed window to the front aspect. The white suite comprises shower cubicle, wash basin and low level WC. There is a heated towel rail and part tiled walls, shaving point and extractor fan.

Bedroom Two

9' 10" x 9' (3.00m x 2.74m)

With double glazed window to the rear aspect, carpeted floor and a radiator.

Bedroom Three

9' 10" x 9' 5" (3.00m x 2.87m)

A double glazed windows to the front aspect, carpeted floor and a radiator.

Bathroom

Obscured double glazed window to the front aspect. A modern partly-tiled three piece bathroom suite with bath and shower over, low level WC, wash hand basin, heated towel rail, shaver point and an extractor fan.

Garden

Enclosed rear garden which has a patio seating area. Mainly laid to lawn with gated side access and security lights.

Garage

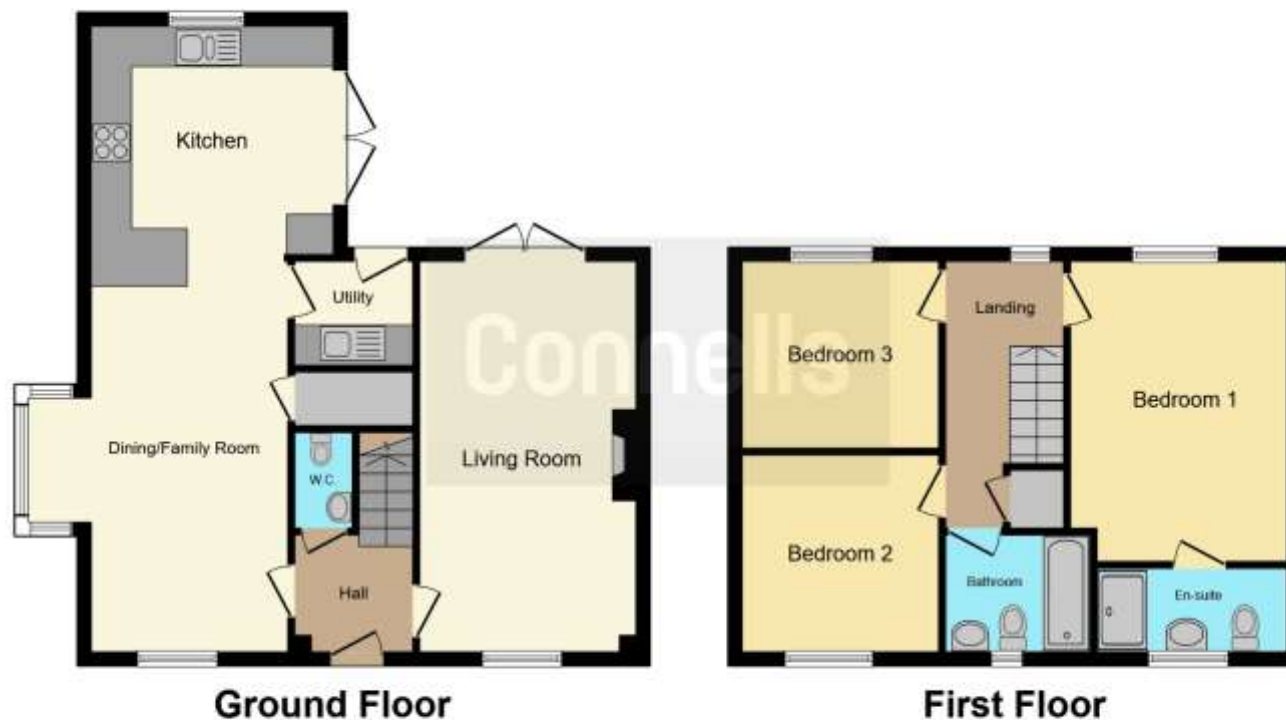
20' x 10' 3" (6.10m x 3.12m)

Single garage with up and over door, power and light.









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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84 Coventry Street
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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

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