



Connells

Welcome Vicarage Road  
Napton Southam





## Property Description

Napton is a highly sought after picturesque village in South Warwickshire situated on the junction where the South Oxford Canal meets the Grand Union. Napton offering numerous country walks and cycle routes as well as an excellent primary school with pre-school attached a traditional canal side pub and a gastro pub within easy reach. A well-stocked village shop with local and fresh produce, bakery, cafe and Post Office.

Napton has the added advantage of having very good sports facilities in the form of a tennis, football and cricket club. In addition, there is several fishing lakes, canal boat hire, a church, village hall, park and skate park on the edge of the village.

Napton on the Hill lies 3.5 miles from the market town of Southam, 10 miles from Royal Leamington Spa and Gaydon and is well placed for Banbury, Coventry, Gaydon, Daventry and Rugby. The M40, M1 and M6 motorways are easily accessible.

## Approach

This charming, detached property is situated in the popular rural village of Napton. This accommodation in detail comprises of glass panel front door to porch. Shale stone driveway, paved path leading to front door, lawn area with wall flower beds with mature shrubs.

## Entrance Porch

Glazed window to the front and side aspect, door through to:

## Entrance Hall

Double glazed window to the side aspect. Dog leg stairs case rising to first floor accommodation, understairs cupboards and doors to:

## Downstairs Cloakroom

Opaque double glazed window to the side aspect. Low level WC and wash hand basin.

## Kitchen

16' 3" x 8' 6" ( 4.95m x 2.59m )

Double glazed windows to the rear aspect, double glazed glass panel door leading out in to rear porch. Fitted with wall and base units, work surface over, incorporating stainless steel sink and drainer with mixer tap and part tiled walls. Space for a freestanding cooker, space for a fridge and a radiator.

## Lounge

16' 5" in to bay x 11' 10" ( 5.00m in to bay x 3.61m )

Double glazed bay windows to the front aspect, Gas feature fireplace with surround, television aerial point and radiator.

## Bedroom Two

12' 5" x 8' 8" ( 3.78m x 2.64m )

This room could also be used as a dining room. Double glazed window to the front aspect. Built in wardrobes and radiator.

## Back Porch

A glazed window to the rear aspect and a glazed door leading out to the rear garden.

## First Floor Landing

A double glazed windows to the front and rear elevation, access to loft space and doors to:

## Bedroom One

13' 11" x 11' 2" ( 4.24m x 3.40m )

Double glazed window to the front elevation. Built in wardrobes and a radiator.

## Bedroom Three

9' 1" x 8' 9" ( 2.77m x 2.67m )

Double glazed window to rear elevation. Built in storage cupboards and a radiator.

## Bathroom

Opaque double glazed window to the side elevation. Fitted with a suite comprising of a panel bath with shower over. wash hand basin, low level WC, part tiled walls and a radiator.

## Rear Garden

Enclosed and private garden with paved patio seating areas, steps leading down to lawn area with attractive borders of mature shrubs and trees and gated access to the front of property.

## Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



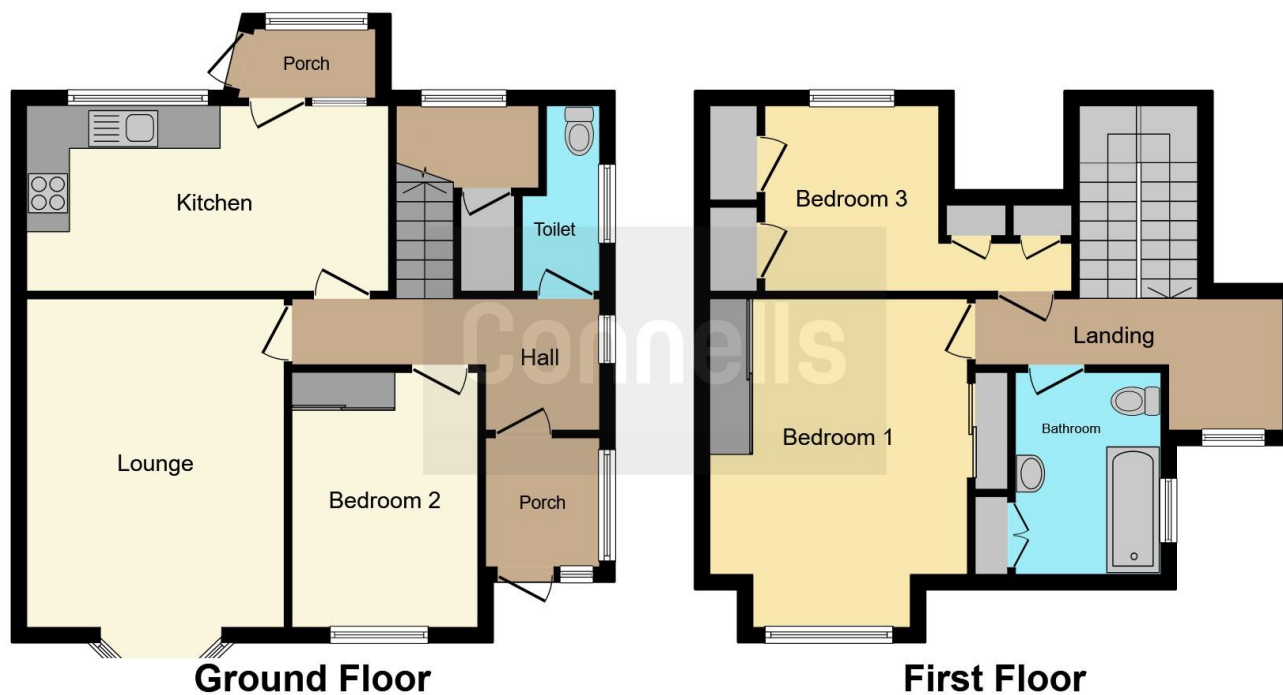












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

**T 01926 815500**  
**E [southam@connells.co.uk](mailto:southam@connells.co.uk)**

84 Coventry Street  
 SOUTHAM CV47 0EA

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/STH104555](http://connells.co.uk/Property/STH104555)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: STH104555 - 0007