



Connells

Elm Close
Southam

Elm Close Southam CV47 1HT

for sale
£575,000



Property Description

Situated in a peaceful cul-de-sac, the property is just a short walk from Southam's charming town centre, offering both convenience and a strong sense of community.

Location:

Southam is a thriving, historic market town ideally located on the A423 between Coventry and Banbury, with excellent connections to Royal Leamington Spa, Warwick, Stratford-upon-Avon, Gaydon, Daventry, and Rugby. Mainline rail links from nearby towns provide direct routes to Birmingham and London, and the area enjoys easy access to the M40, M6, M69, and M1 motorway networks.

Local Amenities:

Southam boasts a range of local shops, supermarkets, cafes, public houses, and takeaways. A weekly market which offer locally sourced produce and goods. The town also features: Modern library, post office, and banking facilities. Doctor's surgeries, health clinic, and dentists. Well-equipped Leisure Centre and various sports clubs. Numerous community groups and social clubs

Education:

The town offers excellent educational options with three primary schools: Southam Primary School, St Mary's Catholic School, St James C of E School and the highly regarded Southam College is rated Outstanding by Ofsted. For private education, nearby options include Princethorpe, Rugby, Warwick, and Leamington Spa.

Approach

This spacious dormer bungalow offers flexible accommodation over two floors, perfect for families or those seeking single level living with additional upstairs space. The well-designed layout includes four generously sized bedrooms, one benefiting from an ensuite, a welcoming lounge, separate sitting room, a large kitchen/dining area, and a family bathroom.

Outside, the private rear garden is ideal for relaxing or entertaining, while the front driveway provides convenient off-road parking.

Situated in the desirable market town of Southam, this charming semi-detached dormer bungalow is set back from

the road with a gravel driveway providing off-road parking, leading to a covered entrance porch.

Entrance Porch

Double glazed side windows provide natural light. Leads through to:

Entrance Hall

Welcoming hallway with Oak engineered wood flooring, radiator, and stairs leading to Bedroom Two.

Sitting Room

13' 6" x 13' 4" (4.11m x 4.06m)

Bright and spacious with a double glazed bay window to the front aspect. Features a log burner, television aerial point, radiator and Oak engineered wood flooring.

Shower Room

A modern suite with decorative double glazed window to the front. Comprising:

"Shower cubicle

"Vanity unit with hand wash basin

"Low-level WC

"Radiator

"Fully tiled walls and floor

Through Room

Continuation of Oak engineered wood flooring, with storage cupboards, radiator and door to:

Lounge

18' 3" x 14' 8" (5.56m x 4.47m)

A spacious second reception room with double glazed windows to the front. Featuring a log burner,

TV aerial point, radiator, and stairs leading up to the main bedroom (Bedroom One). Oak engineered wood flooring throughout.

Kitchen

24' 1" x 14' 8" (7.34m x 4.47m)

This expansive kitchen/diner is perfect for family living and entertaining. Features include:

"Double glazed side window and French doors opening onto the rear garden.

"A range of modern wall and base units with stonework surfaces

"Sink with instant boiling water tap

"Integrated dishwasher, microwave, and oven

"Space for a freestanding fridge

"Five-ring gas hob with extractor hood

"Underfloor heated tiled flooring with kickboard lighting

"Access to utility area

Utility

Accessed via a small hall with a glazed door leading to the side of the property. The utility features:

"Double glazed windows to both the front and side aspects

"A range of wall and base units with worktop space

"Built-in storage cupboard

"Tiled flooring

"Space and plumbing for both a washing machine and tumble dryer

Stairs From Lounge

An additional staircase from the lounge leads to the main bedroom suite, with two built-in storage cupboards on the landing.

Bedroom One

A generously sized principal bedroom with a double glazed window to the side aspect. Featuring:

"Built-in storage cupboards

"Oak engineered wood flooring

"Radiator

"Access to private ensuite

Ensuite

Well-appointed and fitted with:

"Double glazed window to the rear aspect

"Panelled bath with shower over and mixer tap

"Vanity unit with wash hand basin

"Low-level WC

"Radiator

Bedroom Two

A cosy upstairs room with a glazed Velux-style window overlooking the rear aspect. Includes a radiator and offers flexible use as a bedroom, home office, or hobby space.

Bedroom Four

11' 11" x 7' 4" (3.63m x 2.24m)

Also overlooking the rear, this room includes built-in wardrobes, radiator, and Oak engineered wood flooring.

Bedroom Three

12' 1" x 11' 11" (3.68m x 3.63m)

Double glazed window overlooking the rear garden, radiator.

Rear Garden

A beautifully landscaped and private rear garden, ideal for relaxing or entertaining. Features include:

"Enclosure with timber panel fencing

"Raised decked seating area

"Paved and gravelled sections leading onto a lawned area

"Wooden garden shed for storage

"Outside water tap

"Gated side access leading to the front driveway









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

84 Coventry Street
 SOUTHAM CV47 0EA

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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