



Connells

St James Court Market Hill
Southam

St James Court Market Hill Southam CV47 0FL

for sale guide price
£450,000



Property Description

Connells are delighted to bring to market this Grade II listed five-bedroom family home. Formerly part of an historic coaching inn dating from the mid 1700's it became the Craven Arms Hotel & was converted in 1996 into five individual unique properties forming St. James Court. This property situated in Southam's charming town centre, offers an opportunity for refurbishment and improvement.

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 & London, & the area enjoys easy access to the M40, M6, M69, & M1 motorway networks.

Local Amenities:

Southam boasts a range of local shops, supermarkets, cafes, public houses, & takeaways. A weekly market which offer locally sourced produce & goods. The town also features: Modern library, post office, and banking facilities. Doctor's surgeries, health clinic, & dentists. Well-equipped Leisure Centre & various sports clubs. Numerous community groups & 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 & the highly regarded Southam College is rated Outstanding by Ofsted. For private education, nearby options include Princethorpe, Rugby, Warwick, & Leamington Spa.

Approach

Situated on the main high street with gated access to the resident's courtyard. Front door to:

Entrance Hall

As you step into the entrance hall you start to notice some of the character features, including exposed beamwork, high ceilings, decorative coving and archways. door to:

Reception Hall

Character features continue through the reception hall, Doors to dining room, sitting room breakfast kitchen, a doorway gives access down to the cellar, a door leading to cloakroom and door leading out to the side of the property.

Sitting Room

16' 8" x 14' 8" (5.08m x 4.47m)

This room is very generous in size, with high ceilings and two large sash windows with secondary glazing. Laminate flooring, two cast iron radiators and a log burning stove.

Dining Room

16' 1" x 15' 1" (4.90m x 4.60m)

This room is very generous in size, with high ceilings and two large sash windows with secondary glazing, an impressive marble tiled floor and cast iron radiators.

Breakfast Kitchen

15' x 14' 7" (4.57m x 4.45m)

This bright and spacious kitchen has an array of wall and base units with work surfaces offers plenty of space, sink and drainer. Integrated appliances including dishwasher, fridge/freezer and electric oven. Gas hob inset to work surface with extractor fan, Tiled flooring, radiator and sash window to the rear aspect.

Cloakroom

Glazed window to the side aspect. Low level WC, wash hand basin, heated towel rail and tiled flooring and tiled splash back areas.

Stairs & Landing

With this 4ft wide oak staircase to the first floor landing, which itself is a good size, there is access to bedrooms one & two and a family bathroom. Secondary glazed windows to the side aspect and courtyard.

Bedroom One

16' 6" maximum x 15' 9" maximum (5.03m maximum x 4.80m maximum)

The main bedroom has two large sash windows with secondary glazing, two walk in wardrobes, two radiators and door to en-suite bathroom.

En-Suite

Fitted suite comprising a panel bath with shower over, low level WC, wash hand basin, heated towel rail, extractor fan and vinyl flooring.

Bedroom Two

17' 1" maximum x 15' 11" maximum (5.21m maximum x 4.85m maximum)

This bedroom has two large sash windows with secondary glazing and two radiators.

Family Bathroom

This charming bathroom has a wrought iron fireplace and original storage cupboards either side creating a eye catching feature wall. The room also benefits from having two sash windows to the rear and side aspect. A genuine Jacuzzi bath. low level WC and wash hand basin. Radiator and a good size airing cupboard which can be used as a drying room. This space consist of the gas boiler and a hot water cylinder.

Second Floor Landing,

This landing offers a usable space and secondary glazed windows to the rear aspect with incredible views over the rooftops and rolling countryside beyond. On this level there are a further three bedrooms and another bathroom.

Bedroom Three

15' 8" x 10' 5" (4.78m x 3.17m)

Glazed window to the front aspect and a

radiator.

Bedroom Four

11' 6" x 11' 1" maximum (3.51m x 3.38m maximum)

Glazed window to the front aspect and a radiator.

Bedroom Five

17' 1" maximum x 8' 6" (5.21m maximum x 2.59m)

Glazed window to the rear aspect and a radiator.

Second Family Bathroom

Fitted suite comprising a panel bath with shower over. lower level WC and wash hand basin, extractor fan, a radiator, part tiled walls and vinyl flooring.

Cellar

Accessed via a doorway located next to the stairs, you come to a utility room and off this are two large chambers and one smaller chamber. The cellar benefits from having power and light, as well as being dry lined. Offering plenty of space for storage. the utility has wall and base units with sink and drainer inset to work surface, space and plumbing for washing machine and extractor fan. One of the chambers is currently being used as a gym and the other as a workshop.

Outside

Outside there is an open courtyard where you can sit out and enjoy the sunshine. A shared walkway leads down between the neighbouring properties and continues to the enbloc double garage and off road parking for a number of cars. Near to the garages there is also a number of clotheslines which have been discreetly screened off, as well as a wheelie bin store area.

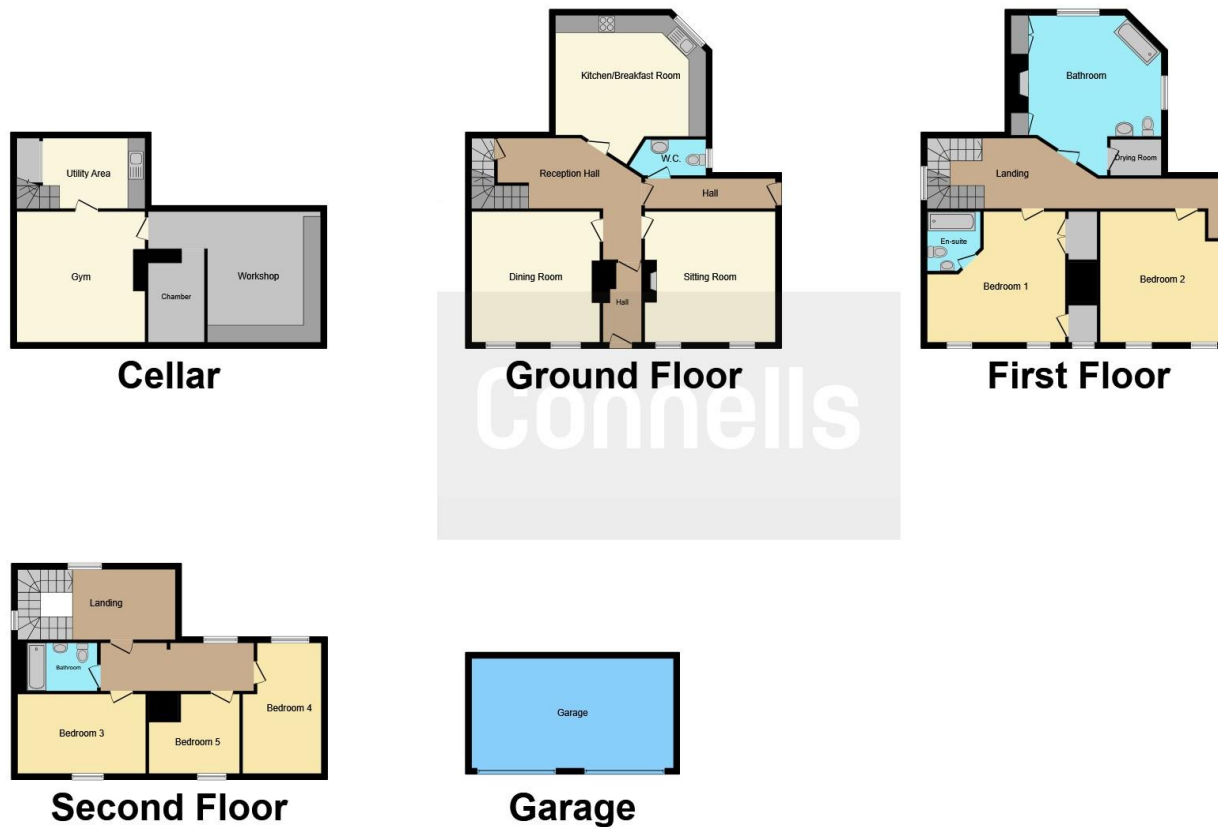
Garage & Parking

Enbloc double garage with two individual up and over doors. Off road parking for a number of cars.









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: D Council Tax
 Band: F

Tenure: Freehold

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