



**Connells**

Holywell Drive  
Temple Herdewyke Southam



## Property Description

Connells are delighted to bring to market this IMMACULATELY PRESENTED and rarely available THREE BEDROOM SEMI-DETACHED FAMILY HOME. Holywell Drive is ideally situated on the RECENTLY DEVELOPED THE TEMPLARS DEVELOPMENT by Mulberry Homes. The property briefly comprises of an entrance hall cloakroom, lounge, breakfast kitchen and landing, THREE BEDROOMS, EN-SUITE to main bedroom, family bathroom, PRIVATE REAR GARDEN and GARAGE with off-street parking.

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 and small shrubs Driveway parking for 2 to 3 cars leading to garage.

## Hallway

Door to the front aspect with a door to the cloakroom and lounge.

## Cloakroom

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

## Lounge

15' 10" x 15' 8" maximum ( 4.83m x 4.78m maximum )

Double glazed window to the front aspect. Stairs rising the first floor and double door to the kitchen.

## Breakfast Kitchen

15' 8" x 11' ( 4.78m x 3.35m )

Double glazed window to the rear aspect and French door leading out to the rear garden with. A modern fitted Kitchen with wall & base units, a combination boiler, integrated Bosch Fridge Freezer, integrated Bosch electric oven, A Bosch 4 ring gas hob and cooker hood over, Bosch washing machine and dish washer. Complimentary work surfaces, sink & drainer unit and radiator.

## Stairs & Landing

With stairs leading up from the lounge. The landing provides access to all bedrooms, bathroom, an airing cupboard and access to the loft space with light.

## Bedroom One

11' to wardrobes x 8' 7" ( 3.35m to wardrobes x 2.62m )

Double glazed windows to the rear aspect. Fitted wardrobe, carpeted floor and a radiator with door to:

## En-Suite

A modern partly-tiled three piece suite with shower cubical, low level WC, wash hand basin, heated towel rail, shaver point and an extractor fan.

## Bedroom Two

10' 11" x 8' 7" ( 3.33m x 2.62m )

Double glazed window to the front aspect, carpeted floor and a radiator.

## Bedroom Three

7' 7" x 6' 9" ( 2.31m x 2.06m )

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

## Bathroom

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 fence rear garden which has a patio seating area with raised bed borders. Mainly laid to lawn with a decked area and shale stone path and gated side access.

## Garage

19' 11" x 10' ( 6.07m x 3.05m )

Single garage with up and over with power and light.

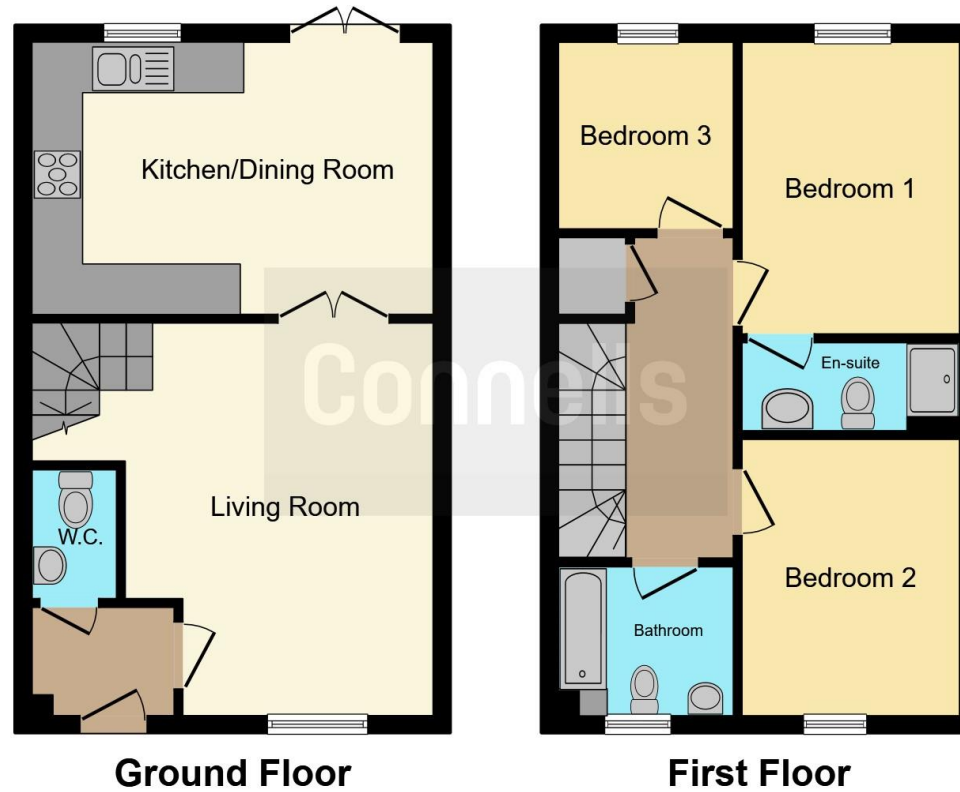
## Agents Notes

Management charges for the property are £225 per year approx.









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: C**

**view this property online [connells.co.uk/Property/STH104360](http://connells.co.uk/Property/STH104360)**

Tenure: Freehold



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: STH104360 - 0004