



## HONEY VINE MARTON ROAD

BIRDINGBURY, CV23 8EH

- 4 BEDROOM DORMER BUNGALOW
- EXCITING VILLAGE LOCATION
- LARGE PLOT
- AMPLE PARKING
- GARAGE
- 1ST FLOOR REAR BALCONY
- KITCHEN/DINER
- OIL FIRED CENTRAL HEATING
- SUPERB POTENTIAL
- EPC RATING F, COUNCIL TAX BAND F



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## THE PROPERTY

### The Property

A spacious detached dormer bungalow situated on a sizeable garden plot enjoying rural views to both front and back. Requiring some cosmetic modernisation in some areas and offering huge potential to extend further this is a rare opportunity to create a unique family home.

The flexible family accommodation briefly offers; Entrance Hall, open plan Living Room Kitchen, Inner Hallway with Family Bathroom leading off, Lobby with access to the cloakroom with WC and a useful Utility Room. Also on the ground floor and accessed from the Entrance Hall there are two double bedrooms with a Jack and Jill WC with hand wash basin and a double Bedroom 3. Stairs rise up to the first floor where there is a further Family Room / Bedroom 4. This room is a really impressive in terms of size and has a fantastic Balcony area overlooking the rear garden.

Externally there is direct vehicular access to a large off street driveway leading to an adjoining garage with a side personal door leading out to the rear garden. The property is surrounded by extensive mature gardens and really needs to be viewed to be fully appreciated. If you require more information or to arrange a viewing please call the Kenilworth office and one of our team will be happy to help with all of the viewing arrangements.

### The Location

Birdingbury is a small village located to the east of Warwickshire located between Marton to the



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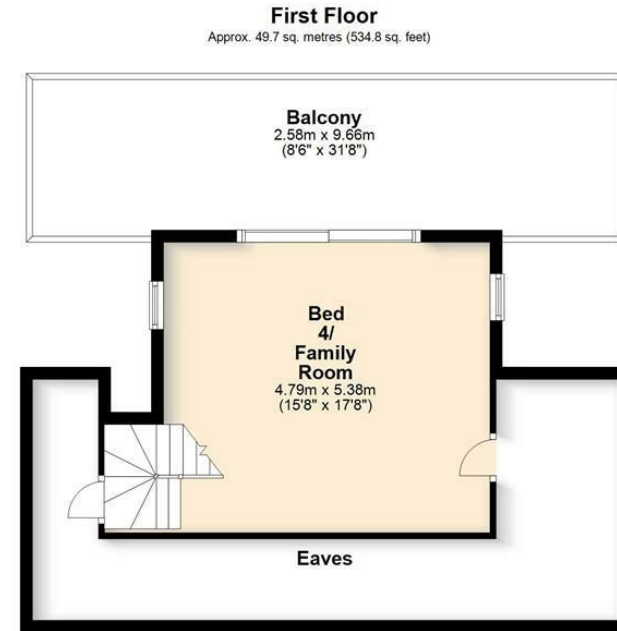
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west and Leamington Hastings to the east. The nearest primary school is Leamington Hastings C of E Infant School, situated in Hill (1.7m 4 mins by car). The school takes pupils from the age of 4 to 7 years. The nursery takes youngsters from 3 to 4 years. There is also an after school club.

There is a recreational field ideal for exercising pets and for children to play this is situated at the top of Glebe Field, off the Bourton Road. Amenities include a slide, an adventure playground, toddler swing, and a football pitch (small size); also an all weather games area and a "skateboarding" facility. The annual bonfire and fireworks takes place in November in the field.

Nearby amenity hubs include Coventry (10 miles 20 min drive), Rugby (8.6miles 17 min drive) Leamington (7.7miles 15 min drive) and Southam (5 miles 9 min drive).

# THE FLOORPLAN



Total area: approx. 179.7 sq. metres (1934.6 sq. feet)



01926 298 298  
kenilworth@elizabethdavenport.co.uk

Elizabeth Davenport Estate Agents  
99 Warwick Road, Kenilworth, Warwickshire, CV8 1HP

