



Marton Road, Long Itchington, CV47 9PY

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Silverdale is a large character detached property offering nearly 2500 sq ft of flexible and spacious family accommodation arranged over three floors with a fabulous large rear garden.

The property is conveniently located on the A423 for commuting into Rugby, Coventry, Leamington Spa, Warwick and Banbury, Long Itchington village has a thriving social and community spirit and offers a good range of day-to-day amenities. The market towns of Southam and Banbury offer further shopping services and secondary school facilities while more extensive amenities can be found in the larger centres of Leamington Spa and Warwick.

The accommodation comprises - Porch, entrance hall, cloakroom/w.c, good sized living room with bay window, dining room, kitchen, large conservatory, office and further sitting room.

On the first floor there are three good double bedrooms with the master having a large four piece en-suite, and a further bedroom/nursery. To the second floor there is a further bedroom and en-suite.

Outside there is driveway parking to the front leading to the integral garage, gates to the side provide access to the rear garden with additional parking if required. The large rear garden is a delight, offering a wonderful outside space for a family, having patio area, lawn, and mature trees.

This is a rare opportunity to purchase a large, characterful family home in this popular village location.





Key Features

- Very spacious characterful detached property
- Circa 2500 sq ft
- Five bedrooms
- Large rear garden
- Four reception rooms
- Three bathrooms
- Garage and ample parking
- Generous plot
- Sought after village location

Guide Price
£750,000

Entrance hall

Cloakroom/w.c

Living room

15'5" x 13'11"

Office

11'11" x 8'9"

Dining room

12'5" x 8'0"

Kitchen

15'0" x 8'7"

Conservatory

23'0" x 10'8"

Sitting room

14'3" x 10'8"

Garage

13'3" x 10'8"

Bedroom

17'6" x 10'8"

En-suite

Bedroom

14'5" x 11'11"

Bedroom

12'11" x 11'1"

Bedroom

7'0" x 6'1"

Bedroom

13'11" x 10'10"

En-suite



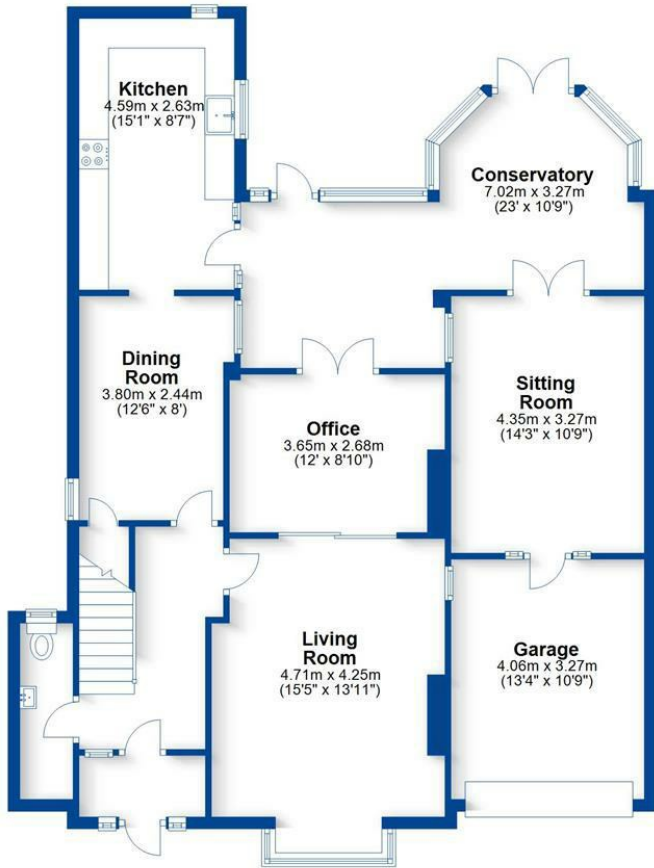




Floorplan

Ground Floor

Approx. 116.2 sq. metres (1251.2 sq. feet)



Total area: approx. 224.7 sq. metres (2419.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
Property of Sheldon Bosley Knight not to be reproduced

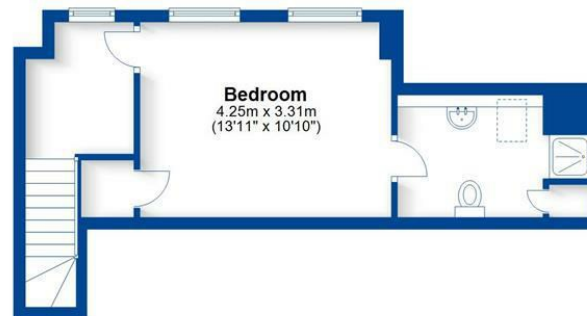
First Floor

Approx. 80.1 sq. metres (862.0 sq. feet)



Second Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



EPC Rating - E

Tenure - Freehold

Council Tax Band - F

Local Authority
Stratford on Avon District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

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