



Marlow Green, Southam, CV47 2QF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Formerly the show home for this sought-after development, this attractive and well-maintained three-bedroom semi-detached property enjoys a prime position on the edge of the popular village of Bishops Itchington. Offering spacious interiors, a private garden, garage and easy access to local amenities and commuter routes, it's an ideal choice for modern family living.

The property opens into a welcoming hallway equipped with built-in home speakers. The impressive kitchen and dining area boasts a high-specification design, featuring ample storage and integrated appliances such as a dishwasher, washer/dryer, fridge-freezer, electric oven, and five-ring hob. Additional downstairs storage offers practical convenience, while a rear door provides direct access to the garden.

The sitting room is a generous, dual-aspect space with a feature gas fireplace and French doors opening to the garden, allowing plenty of natural light. A storage cupboard and cloakroom with WC completes the ground floor layout.

Upstairs, a landing leads to the master bedroom, a spacious double with fitted wardrobes and an en-suite bathroom. Two further double bedrooms and a contemporary family bathroom, featuring a modern suite and a shower over the bath, complete the upstairs.

Outside, the rear garden is mainly laid to lawn with a patio area and there is direct access from the garden to the garage with the benefit of having rear access to the garden itself. To the front, there is driveway parking, while the garage itself is equipped with power.

Presented in excellent condition throughout, this former show home combines comfort, style, and practicality in a peaceful village setting with a welcoming community atmosphere.





Key Features

- Off-Street Parking
- Attached Garage
- Three Double Bedrooms
- High Specification Kitchen with Built-In Appliances
- Quiet No Through Road
- Positioned at The Edge of a Popular Village
- EPC Rating B
- Private Garden
- Master Bedroom with En-Suite
- Modern Family Bathroom

**Offers Over
£350,000**

Bishops Itchington

Bishops Itchington is a thriving and attractive South Warwickshire village, surrounded by open countryside yet conveniently located for access to the M40, Leamington Spa, Banbury, and Warwick. The village offers a strong sense of community with amenities including a village shop, café, primary school, pub, and recreational facilities. With scenic walks, a welcoming atmosphere, and excellent transport links, Bishops Itchington provides the perfect balance of rural charm and modern convenience.

Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Stratford-On-Avon District Council

Council Tax Band: E

EPC Rating: B

Maintenance Fee: £330 per annum

Mains water, drainage, and gas are connected to the property.

Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase.

Agents Notes

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



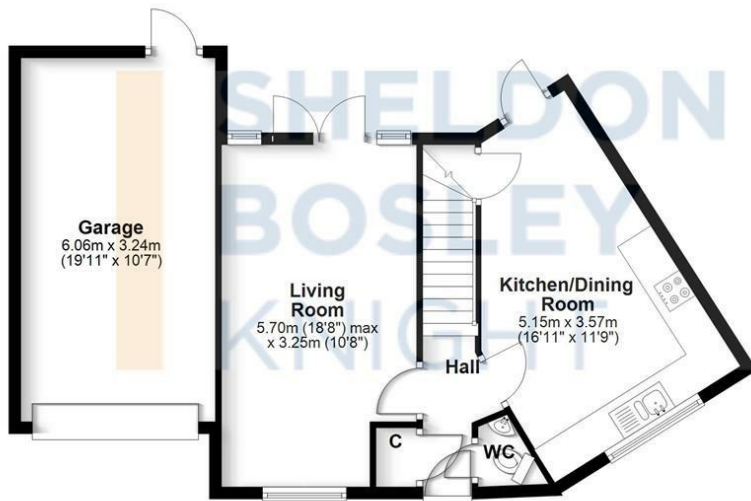




Floorplan

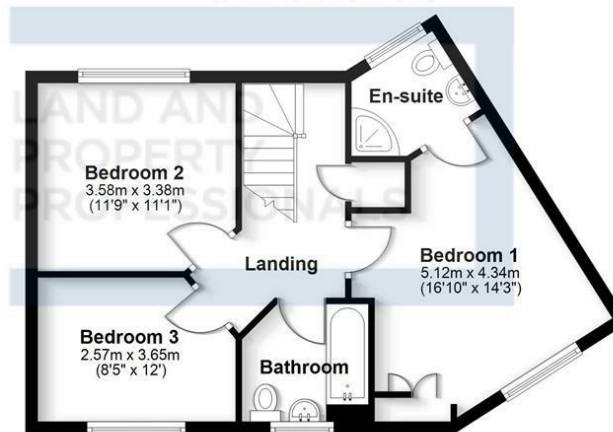
Ground Floor

Approx. 62.6 sq. metres (674.1 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



Total area: approx. 110.3 sq. metres (1187.4 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - B

Tenure - Freehold

Council Tax Band - E

Local Authority
Stratford On Avon District

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

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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