

Properly 



Gabriella, Top Street, Northend

Southam

Offers Over **£450,000**



# Properly



A beautifully presented three-bedroom detached home in the highly desirable village of Northend. Offering a peaceful countryside lifestyle with stunning open views at the rear and the scenic Burton Dassett Hills Country Park nearby. The property comprises a reception hall, a cosy living room featuring a log burner, leading to a conservatory that can be used as an additional reception room, currently being used as a dining room.

The stylish kitchen includes integrated appliances and is accompanied by a practical utility room, accessed through the side door and garage. Beyond that, is another useful space, currently a workshop. There is also a downstairs WC.

Upstairs are three double bedrooms with the main bedroom benefitting from smart built-in wardrobes. There is also a family bathroom and an airing cupboard for additional storage.

Outside, the property benefits from an integral garage and ample driveway for at least three vehicles and to the rear is a landscaped garden overlooking farmer's fields.

This home perfectly combines modern living with tranquil surroundings, making it ideal for families or professionals seeking a peaceful village lifestyle. Given its desirable features and location, we anticipate significant interest. Contact us today to arrange a viewing.

Council Tax band: E Tenure: Freehold





## Gabriella Top Street

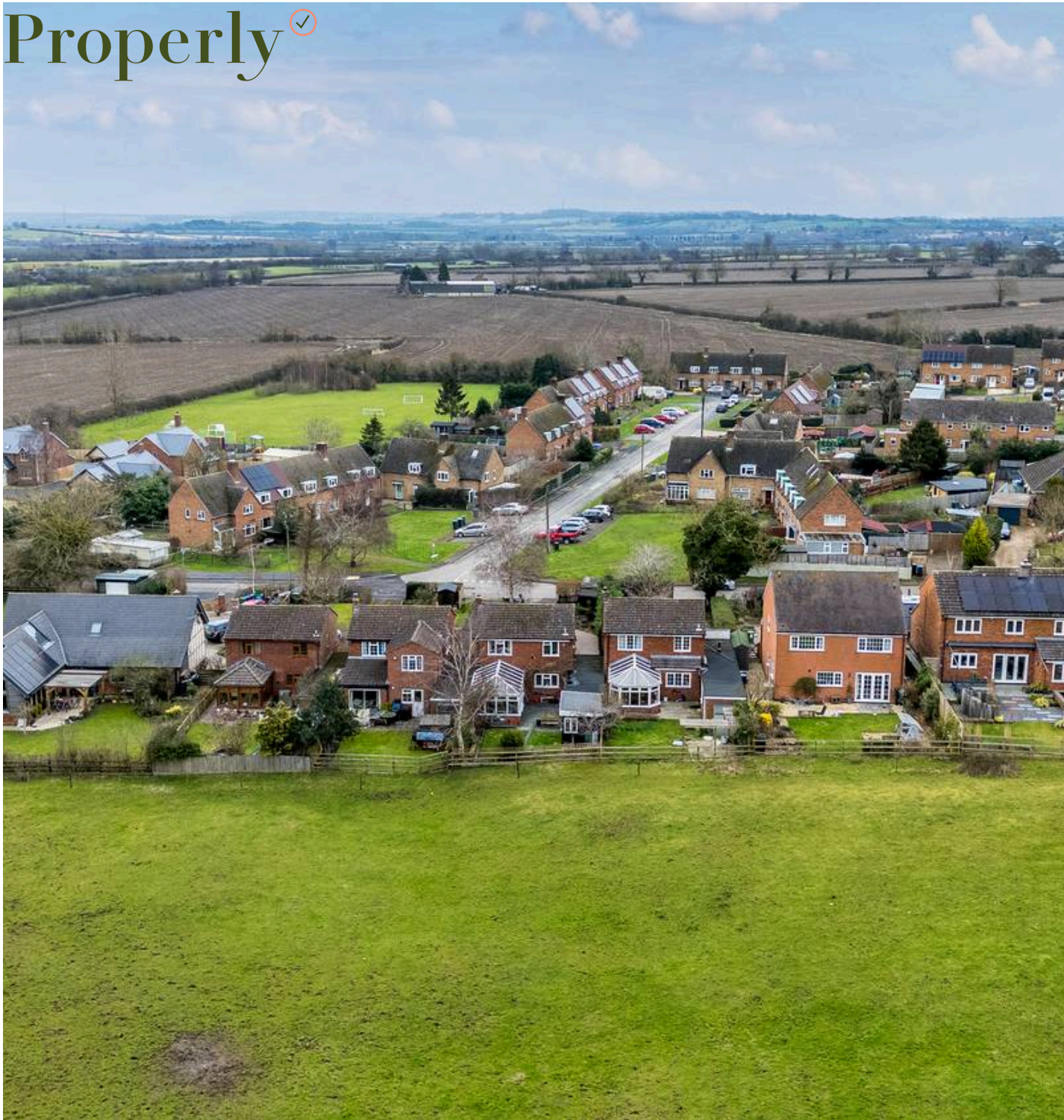
Northend, Southam

- 3 bedroom detached family home
- Beautifully presented
- Stunning location at foot of Burton Dassett Hills
- Sought after tranquil village and community
- Downstairs WC and utility room
- Garden office
- Integral garage and workshop
- Driveway for multiple vehicles
- Excellent national road links
- EPC rating D





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Northend is a charming village situated at the foot of the Burton Dassett Hills in south-eastern Warwickshire. The village offers a tranquil setting with beautiful natural surroundings, including the nearby Country Park, which provides stunning views over the Warwickshire countryside and beyond. Despite being a peaceful village, Northend is conveniently located a short drive east of the M40 motorway, offering easy access to the national road network. The historic Fosse Way (B4455) is also within close proximity, enhancing connectivity to surrounding areas.

Northend is also ideally situated approximately 5 miles from Jaguar Land Rover and Aston Martin's Gaydon sites, making it an easy commute for those who work there.

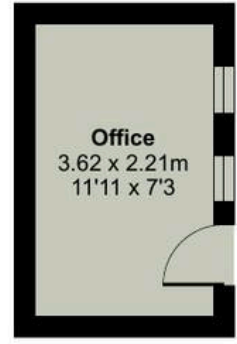
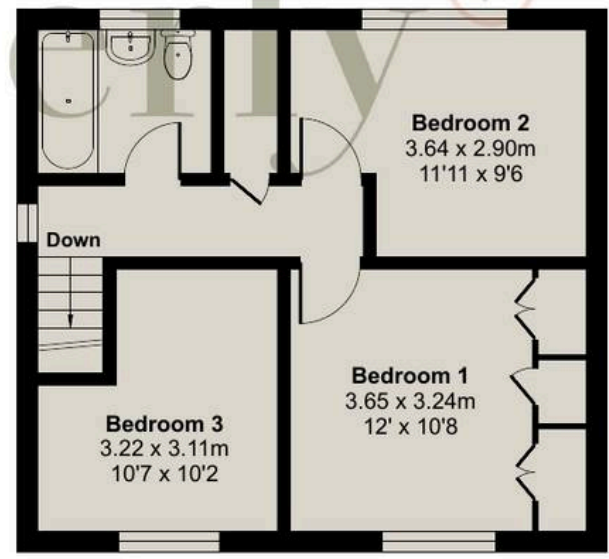
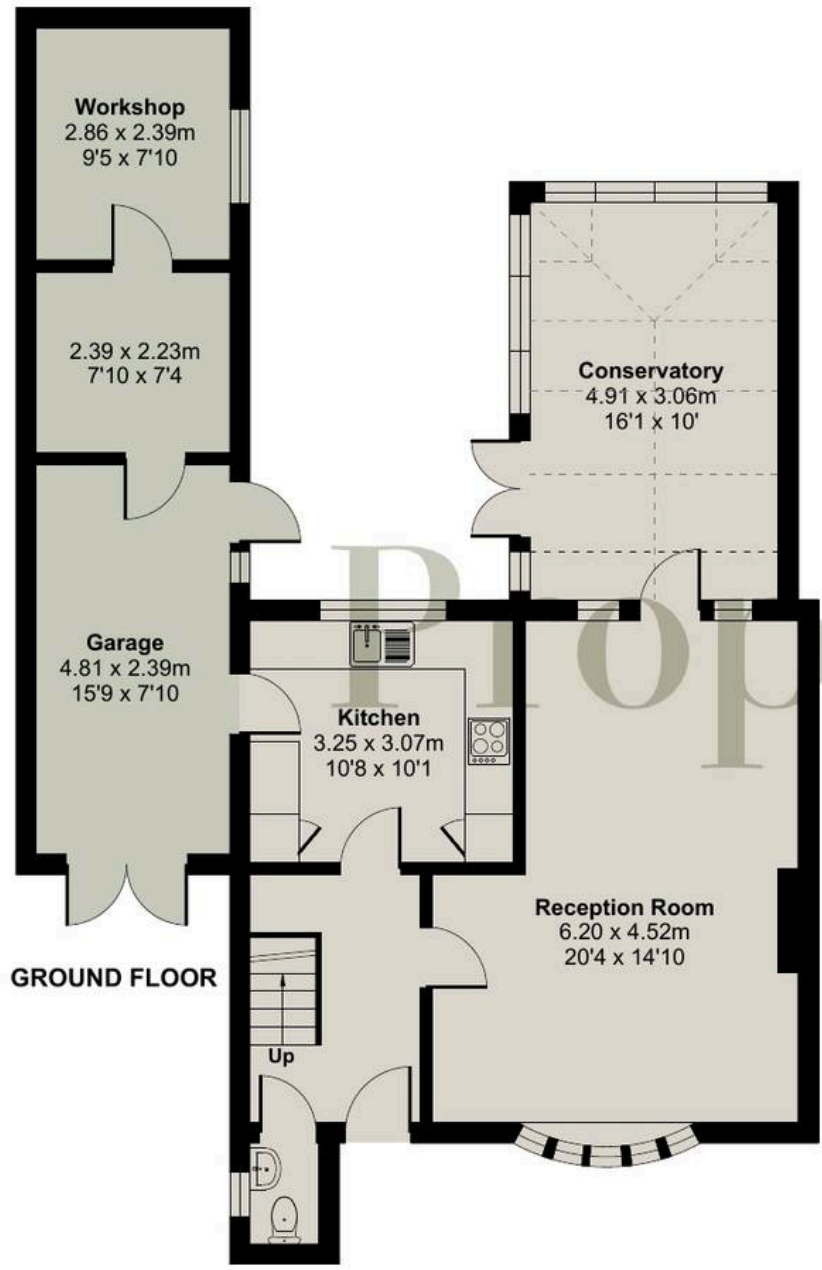
The village is also fortunate to have recently benefitted from the local pub being taken over by the Pug Pub Group. They have successfully transformed six Warwickshire establishments into hubs of the community, putting on fetes, art nights and much more as well as the usual food and drink. The Lost Pug is only a five-minute walk away and is sure to add to the lives of Gabriella's new owners, as well as Northend as a whole.





Approximate Area = 1092 sq ft / 101.4 sq m  
Garage = 262 sq ft / 24.3 sq m  
Outbuilding = 86 sq ft / 7.9 sq m  
Total = 1440 sq ft / 133.6 sq m

For identification only - Not to scale







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