



3 Bedrooms | 2 Bathrooms | 1 Reception Room | Garage



## 50 SAXON CLOSE

SOUTHAM, CV47 0NN

- ✓ Views Over Open Countryside To The Front
  - ✓ Fabulous En Suite Shower Room
  - ✓ Stunning Modern Fitted Kitchen
  - ✓ Lovely Family Bathroom
  - ✓ Spacious Sitting Room
  - ✓ **Three Double Bedrooms**
  - ✓ Large Single Garage
  - ✓ Off Road Parking
  - ✓ Enclosed Rear Garden



## LOCAL PROPERTY EXPERT JEREMY TAYLOR

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Jeremy was amazing. Every curve ball that came up via our solicitor, he was the one that would reach out to all parties to remove the blockers.

We would probably have pulled out of the sale if it weren't for him. I would definitely use Campbells in the future and insist on having Jeremy in our corner.

NAME: Kate, NN11 - 11th January., 2024  
ABOUT: Jeremy

**Disclaimer:** The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee – all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.





**This immaculately presented, three bedroom semi detached property, can be found in a wonderful location, close to the centre of the market town of Southam**

Built in 2020, by Hayfield Homes to an exacting standard, this beautiful home, with six years NHBC remaining, has been very well cared for by its current owners and is ready to move straight into. Very few properties in Southam will enjoy such a great location, with uninterrupted views over open countryside to the front and yet within a few minutes walk of everything that Southam has to offer. To fully appreciate everything that this superb property has to offer, please call the friendly team at Campbells to book your viewing slot. This well proportioned property provides comfortable living space and benefits from an abundance of natural daylight throughout. From the moment you enter the property, you will be struck by the quality of the fixtures and fittings that pervade throughout this gorgeous home. The downstairs living space is fabulous and comprises a wonderful open plan kitchen/diner; an exceptionally spacious sitting room and a very handy WC. The kitchen, which boasts a ceramic tiled floor, is simply stunning and has been fitted out with great attention to detail. There is an induction hob in addition to a selection of integrated Bosch appliances amongst a wide array of quality fitted units and cupboards. The centre piece of the kitchen is a lovely island that not only offers useful storage space but also doubles up as a breakfast bar. The dining area, at the front of the property allows ample space for a good sized dining table and benefits from the aforementioned views over the fields that border Saxon Close. Adjacent to the dining area is a very useful WC, whilst immediately next to that is a great sized cupboard for storing coats and shoes. Leading effortlessly through from the kitchen is a generous sized sitting room, with glazed patio doors that allow the natural daylight to flood in. The double doors open out onto the large patio area and secluded rear garden and it is easy to imagine sitting out here, relaxing in the sunshine during the summer months. Taking the stairs to the first floor you will find a large landing area from which the three double bedrooms and family bathroom all lead.



The bedroom itself measures 150 sq ft and boasts fitted wardrobes in one corner, whilst leaving plenty of room for additional bedroom furniture if that is what you need. Leading on from the bedroom is a stunning en-suite shower room. The enclosed shower cubicle is adorned with a sleek and modern designed chrome shower fitting and in addition there is a low level WC with concealed cistern, a wash basin and heated towel rail. Bedroom two is another immaculately presented room located at the front of the property and adjacent to the family bathroom. Bedrooms three, also looking out to the front of the property, is another well proportioned double (that the owners currently utilise as a home office) and as you will see from the photos and floor plans, this room would comfortably house a large double bed and plenty of furniture, with room to spare. The beautifully appointed contemporary bathroom consists of a bath with shower over, a wash hand basin and low level WC. Whilst the inside of this property is fabulous, the outside has much to offer also. To the left of the house is a driveway with room to park a large car with comfort in front of the single garage. The garage itself is excellent. Unlike many modern garages, this one has plenty of room to park a car with ease, with sufficient space left over for all important storage. The garage is equipped with an electric up and over door and has light and power fitted. There is a door at the rear of garage to provide access through to the garden and back of the house. Whenever you need additional parking, then roadside parking is readily available. The enclosed rear garden is secure and low maintenance, being predominantly laid to lawn, whilst the previously mentioned patio provides a perfect spot to relax when the weather allows. Taking just a few small steps across Saxon Close will take you onto a pathway that forms part of the Holy Well walk and if you fancy a walk with a drink en-route, then have a stop off at the Millstone Hare pub at the Dallas Burston Polo Club.

## Location

Southam is a thriving market town with a population of around 6,500 and a designated conservation area. It has a rich heritage and interesting architecture, including a mix of Tudor and 17th century buildings.

The main shopping street runs through the centre of town. Each Tuesday there is a small but popular market on Market Hill.

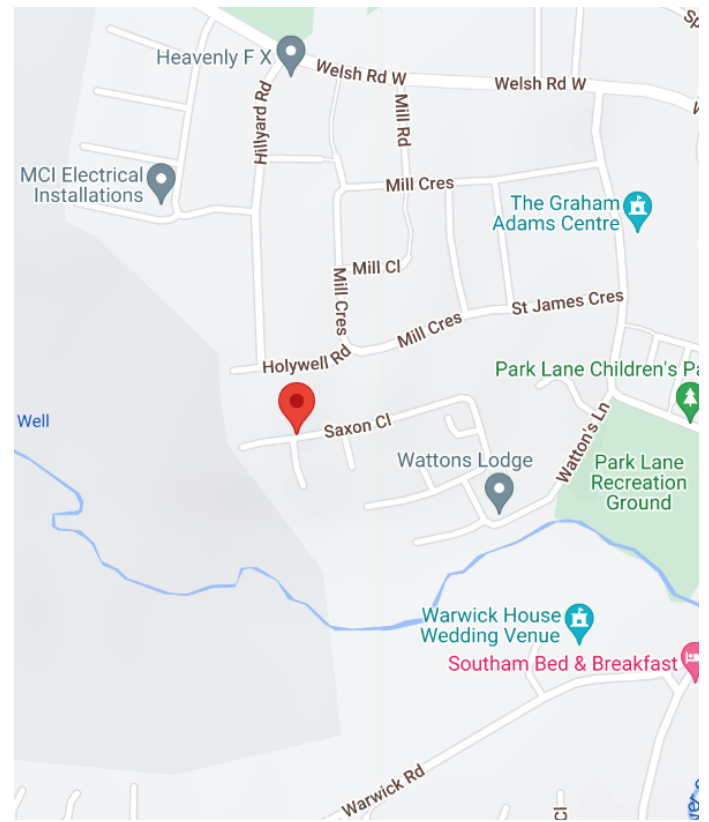
There is a range of shops in the town centre, including a Co-Op supermarket; Post Office; an optician; a pharmacy and a branch of Lloyds Bank.

A Tesco supermarket is located on the outskirts of town, on the Kineton Road industrial estate.

If you have young children that need to burn off some energy, Saxon Close is brilliantly positioned just a few minutes walk from Southam Recreation Ground that not only boasts a vast expanse of playing field but also has a great play area, equipped with a variety of swings and climbing frames.

Situated on the River Stowe, Southam is centrally located between the towns of Leamington Spa (approx. 7 miles) and Rugby (approx. 10 miles) both of which offer mainline railway stations..

The Southam area is surrounded by pretty villages, attractive canal waterways and beautiful Warwickshire countryside.



Council Tax: Band D   EPC: Rating B

“For the me, the ‘Wow’ of this property is the main bedroom suite.”

