



Chapple Hyam Avenue, Bishops Itchington, CV47 2AF

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A stunning four bedroom detached home with large double garage situated on a corner plot on the edge of the popular village of Bishops Itchington.

Built by Persimmon Homes approximately nine years ago, this immaculately presented family home benefits from a landscaped south facing walled garden and large double garage with additional driveway parking. If you are a looking for a property that you could literally just move in to, then this is the place for you. Ideally located for easy access to Jaguar Landrover or M40 motorway links yet close to village amenities for the purchasers to enjoy a active village community spirit. This gorgeous home really must be viewed to be appreciated and the dressing room is to die for!

The 1843 sq feet of accommodation comprises in brief: Wide Hallway, Study, Dining Room, Kitchen/Breakfast Room, Guest Cloakroom, Living Room, Three Bedrooms and a fourth which the current owners have cleverly made in to a fabulous dressing room, Family Bathroom and En-Suite Shower Room and Large Double Garage.

Currently registered as a Leasehold property the current owners will ensure the property is registered as Freehold before completion.

Bishops Itchington enjoys a thriving community spirit. Amenities include Co-op, newsagents, post office, village shop, doctor's surgery, pub, social club, fish and chip takeaway, hairdressers, St Michael's Church, Ladybirds Pre School and Bishops Itchington Primary School which has a good Ofsted rating. Recreational facilities and a Community/Youth Centre. There is also the Bishop's Itchington Memorial Hall and the Blue Butterfly Community Cafe which operates from the community centre. Southam College High School with its outstanding Ofsted result is approximately 4 miles away.





## Key Features

- Immaculately presented detached family home
- Occupying an enviable corner plot
- Village location with fantastic community spirit
- Easy access to M40/Jaguar Landrover/Aston Martin
- Three reception rooms including separate dining room
- Kitchen/breakfast room overlooking the rear garden
- Four bedrooms and two bathrooms including a carefully thoughtout dressing room
- Large double garage with ample storage space above/additional driveway parking
- South facing landscaped walled garden with patio area
- Currently registered as a Leasehold property the current owners will ensure the property is registered as Freehold before completion. EPC Rating - Band B

**Offers Over  
£525,000**

### Wide Hallway

**Living Room**  
17'5" x 10'10"

**Study**  
10'0" x 7'6"

**Dining Room**  
10'0" x 9'10"

**Kitchen/Breakfast Room**  
17'1" x 13'2"

**Guest Cloakroom**

**Main Bedroom**  
17'5" x 10'10"

**En-Suite Shower Room**

**Bedroom**  
13'2" x 10'0"

**Bedroom**  
10'0" x 9'6"

**Bedroom/Dressing Room**  
10'0" x 7'6"

**Family Bathroom**

**Large Double Garage**  
20'0" x 20'0"

### General Information

#### Services

Mains water, drainage and electricity are connected to the property. Mains gas central heating is installed. Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase.

#### Fixtures and Fittings

All items mentioned in these particulars are included in the sale price, all others are expressly excluded. Integrated Sonos system will be included in the sale.

#### Council Tax Band

We understand that the property has been placed in band F with Stratford District Council.

#### Tenure

We understand that the property is current Leasehold however, the current vendors intend to purchase the Freehold before completion of the sale therefore 1 Chapple Hyam Avenue will be a Freehold property.

Currently the Expiry date of the Lease is 1 January 3014 with ground rent at £150 and Maintenance charge of £400 per year.

#### Viewings

Viewings strictly by appointment with the Agents.



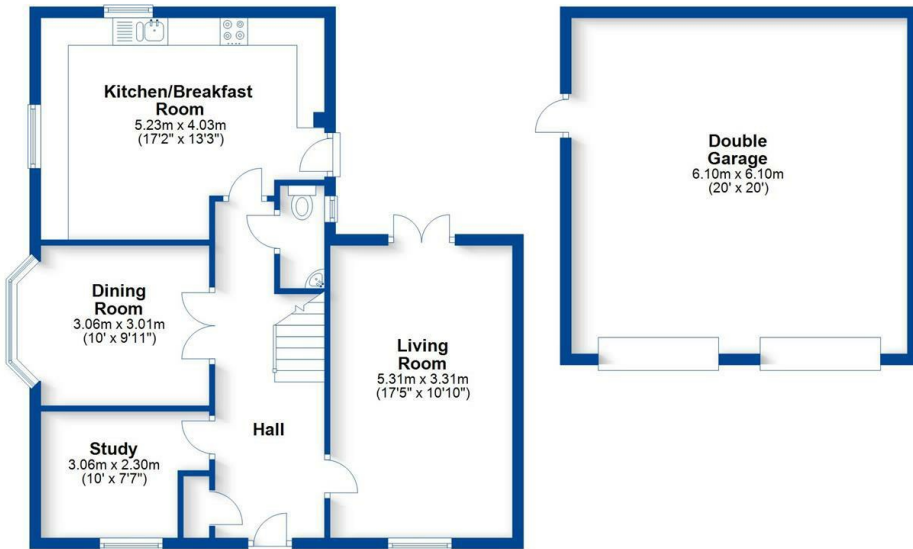




# Floorplan

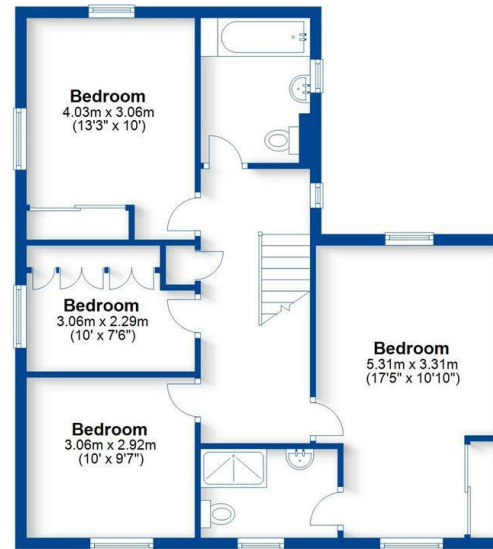
## Ground Floor

Approx. 104.5 sq. metres (1125.2 sq. feet)



## First Floor

Approx. 66.7 sq. metres (718.2 sq. feet)



Total area: approx. 171.3 sq. metres (1843.4 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 Limited. Not to be reproduced



EPC Rating - B

Tenure - Leasehold

Council Tax Band - F

Local Authority  
Stratford 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](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



DISCLAIMER

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