



**Marlow Green, Bishops Itchington, CV47 2QF**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\*Open Day Friday 8th November, 2024 10 am til 12 noon\*\*\*

Please call to arrange your appointment

Sheldon Bosley Knight are delighted to present this pretty three bedroom semi-detached home located on the edge of the sought after village of Bishops Itchington.

Situated at the end of a no-through-road and within easy walking distance of the centre of the village, this immaculately presented property enjoys views over a beautiful green space to the rear. With a good sized landscaped garden, single garage attached and driveway parking for two cars, this is a real gem and not to be missed!

The accommodation comprises in brief: Hallway, Guest Cloakroom, Kitchen, Living/Dining, Three Bedrooms, Bathroom and En-Suite Shower Room and a Single Garage.

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.

The popular village of Bishops Itchington is conveniently located on the B4451 for commuting into Gaydon, Rugby, Coventry, Banbury, Daventry, Leamington Spa and Warwick where you will find extensive shopping facilities. Motorway links are provided by the M40 Junction 12, easy access to the M1 as well as rail links from Leamington Spa, Coventry, Rugby and Banbury into London and Birmingham and reliable local bus services.





## Key Features

- Immaculately presented pretty three bedroom semi-detached home
- Situated on the edge of the village of Bishops Itchington
- Beautiful light living/dining room overlooking the garden
- View over open green space to the rear
- Attractive fully fitted kitchen with breakfast bar
- Three good sized bedrooms
- Family Bathroom and En-Suite Shower Room
- Single Garage with driveway parking for two cars
- Landscaped garden with patio area and decking
- EPC Rating - Band B

**Offers Over  
£375,000**



## Hallway

## Kitchen

14'4" x 9'0"

## Living Room

14'11" x 4'5"

## Guest Cloakroom

## First Floor

## Main Bedroom

17'0" x 11'10"

## En-Suite Shower Room

## Family Bathroom

## Bedroom

10'6" x 10'0"

## Bedroom

10'0" x 8'6"

## Single Garage

20'1" x 9'11"

## General Information

## Services

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

## Fixtures and Fittings

All items mentioned in these particulars are included in the sale price, all others are expressly excluded.

## Council Tax

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

## Viewings

Viewings strictly by appointment with the Agents.













# Floorplan

## Ground Floor

Approx. 72.7 sq. metres (782.6 sq. feet)



## First Floor

Approx. 53.5 sq. metres (576.0 sq. feet)



Total area: approx. 126.2 sq. metres (1358.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



EPC Rating - B

Tenure - Freehold

Council Tax Band - E

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)



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