



Fernlea 5 High Street, Southam, CV47 2QA  
Offers Over £625,000

charlesrose.



Fernlea is a beautiful semi detached cottage located in the heart of the sought after village of Bishops Itchington upon this hidden gem no through road full of blossoming flower, plants and mature trees. This charming and deceptively spacious cottage was believed to have been constructed towards the end of the 19th century and has been cleverly redesigned throughout its time to now offer spacious accommodation throughout with style, comfort and character all intertwined. There are multiple reception rooms, a large dining kitchen, four bedrooms, family bathroom and ensuite. The gardens have been amazingly maintained with impeccable lawns, well stocked borders and plenty of storage.

#### LOCATION

High Street is found in this hidden gem of a position within the village of Bishops Itchington falls within the parish of Stratford upon Avon district and lies around three miles south-west of Southam and approximately six miles from Leamington Spa. This is a popular and active village with a strong community at its heart combined with a range of useful day-to-day amenities. This include a village primary school, St Michael's church, village pub, shop and club. The village is well positioned for access to local communication links including the Midland motorway network and the Jaguar Land Rover and Aston Martin installations at Gaydon. Rail services operate from Leamington Spa.

#### GROUND FLOOR

Full of charm and character features with deceptively spacious accommodation. Entering into the property you are greeted with a charming entrance hallway of which leads to a dining room to one side with stairs rising to the first floor and a stunning triple aspect living room with oak beams, brick faced inglenook fireplace and inset wood

burning stove to the other. The proportions are of a great size and doors lead out to the gardens. There is also an extended dining kitchen to the rear of which is equipped with all appliances together with a ground floor wc and separate utility room.

#### FIRST FLOOR

The space continues on this level with four good sized double bedrooms in total, with the master having a full range of fitted wardrobes and bedroom furnishings together with an ensuite facility. There is also a great sized bathroom suite on offer. All rooms of a great size with deceptive tall ceilings, quirky lines and presented beautifully. To the front the property enjoys views over Burton Dassett Hills in the distance and to the rear the fabulous mature and manicured gardens,

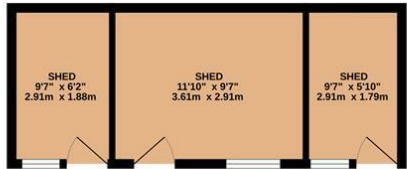
#### OUTSIDE

To the side the cottage offers off street parking on its own driveway. To the rear you step into this enchanting private garden that blends timeless elegance with serene outdoor living. Beautifully landscaped across multiple levels, this delightful outdoor space features a

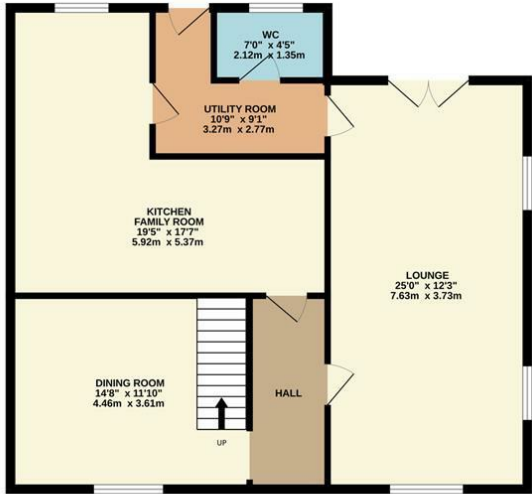
sun-drenched patio ideal for alfresco dining, bordered by characterful brickwork and mature potted plants. A gentle stone staircase leads to a lush, expansive lawn framed by vibrant flower beds and mature trees, creating a picturesque setting that changes with the seasons. The garden also boasts brick built storage and greenhouse.



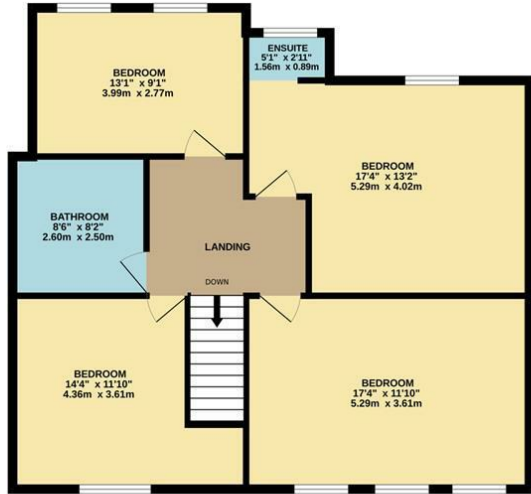
GARDEN  
228 sq.ft. (21.2 sq.m.) approx.



GROUND FLOOR  
879 sq.ft. (81.6 sq.m.) approx.




1ST FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 1967 sq.ft. (182.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		75	83
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
		