



6 Macaulay Road, Bishops Itchington, CV47 2BG  
Offers Over £350,000

charlesrose.

This spacious and beautifully presented semi-detached townhouse is located in the heart of the highly sought-after village of Bishop's Itchington. Offering comfortable and sociable living over three floors, this family home has undergone thoughtful internal modifications, including a cleverly reconfigured ground floor that now features a stylish open-plan living, dining, and reception kitchen. The first floor hosts three well-proportioned bedrooms and a bathroom, while the second floor offers a spacious master suite with ensuite shower room. Externally the property benefits from a driveway, garage and a large garden plot to the rear.

### LOCATION

Situated within a new development, this residence enjoys a prime position in the picturesque village of Bishop's Itchington. The village, part of the Stratford-upon-Avon district, is conveniently located three miles southwest 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. These include a village primary school, St Michael's Church, traditional pub, local shop and club.

The area benefits from excellent transport links, with easy access to the Midlands motorway network and proximity to the Jaguar Land Rover and Aston Martin installations at Gaydon. Rail services are readily available from Leamington Spa.

### GROUND FLOOR

Upon entering, the reception hallway features herringbone flooring, seamlessly extending throughout the ground floor. There is ample storage on offer, together with the ground floor WC. The current owners have cleverly

redesigned the ground floor by removing an internal wall to create a modern open plan living, dining, and kitchen space, ideal for entertaining and family life. The kitchen itself is fitted with contemporary cabinetry, quartz work surfaces, generous storage and an array of integrated appliances. It opens up to built-in bench seating and dining area, which in turn leads to a comfortable living space - all enjoying doors that provide access to the gardens.

### FIRST FLOOR

The first floor comprises three well-appointed bedrooms, two of which are spacious doubles featuring fitted wardrobes, while the third serves as an ideal home office. There is also a modern white bathroom, and further stairs lead up to the second floor.

### SECOND FLOOR

The top floor boasts an impressive master suite, with the bedroom spanning the entire depth of the home, creating a generously proportioned retreat. This space is complemented by a luxurious ensuite shower room, finished to a high standard in keeping

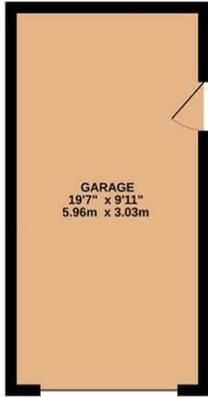
with the rest of the property. Additionally, the suite benefits from a dressing area with fitted wardrobes, offering ample storage.

### OUTSIDE

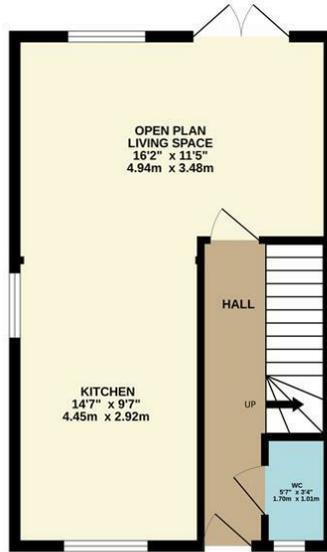
The property features a lovely front garden, alongside a tandem driveway and garage access to the side. The south-facing rear garden is generously sized and larger than neighbouring plots. A spacious paved patio provides an ideal setting for outdoor entertaining, leading to lush lawns and well-stocked borders. The current owners have also created a dedicated allotment area, complete with a greenhouse and raised beds, perfect for keen gardeners.



GARAGE  
194 sq.ft. (18.1 sq.m.) approx.



GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



2ND FLOOR  
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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			
(92 plus) A		84	94
(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	

