



The Post House
Bridge Street | Fenny Compton | Southam | Warwickshire | CV47 2XY

STEP INSIDE

The Post House

Accommodation summary

This beautifully presented, detached family home built in Hornton stone in the quintessential village of Fenny Compton, close to the Burton Dassett Hills Country Park, benefits from seven bedrooms, five bathrooms, four reception rooms and a generous private garden surrounded by mature trees.

Ground Floor

The unique and vibrant entrance hall is a welcoming space that sets the tone for the rest of this characterful home. Featuring a striking patchwork of decorative floor tiles and exposed stonework this expansive space is bursting with personality and is flooded with natural light from two large skylights.

To the right of the entrance hallway are three reception rooms which provide flexible living accommodation to suit a variety of needs, including a wonderfully inviting family room, a snug and the spacious sitting room with warm wooden flooring which continues through into the stunning open plan kitchen and dining room.

Featuring a full wall of sliding pocket doors and two large skylights the kitchen dining room is flooded with nature light and connects effortlessly with the patio and garden beyond. The kitchen area features a large central island with breakfast bar seating, quartz countertops, range style cooker, shaker style cabinets, two integrated dishwashers, Quooker boiling water tap, and has everything you would expect for modern family living.

The spacious dining area comfortably accommodates a table of 10 whilst still having room for more informal seating perfect for entertaining or family living.

To the other side of the entrance hall through sliding barn doors is a fantastic games room featuring wooden flooring, exposed brick entrance and a galleried landing above allowing natural light to flood the space from two large skylights.

The ground floor also benefits from a large fully fitted utility room, shower room and a guest w/c.









First Floor

The main bedroom accommodation is accessed from stairs leading from an internal hallway off the kitchen, snug and family room which gives access to three bedrooms and two bathrooms on the first floor.

The principal bedroom suite consists of a generous sized double bedroom with built in wardrobes, dual aspect windows and an ensuite bathroom with a large walk-in shower and his and her sinks.

The second and third bedrooms on the first floor are both good sized double bedrooms with the second bedroom also benefiting from built in wardrobes and space for a dressing area.

The generous sized family bathroom features a freestanding roll top clawfoot bath, separate walk-in shower and decorative tiled flooring.

A staircase leading from the games room gives access to further bedroom accommodation perfect for guest accommodation or for extended family. Consisting of a large galleried landing, a double bedroom with ensuite shower room and another good-sized double bedroom which is currently used as an office. This flexible living space provides for a multitude of uses such as gym space, cinema room, home office and much more.

Second Floor

Stairs leading from the main bedroom accommodation give access to two further generous sized double bedrooms with exposed wooden beams and a second family bathroom with a freestanding roll top clawfoot bath.







Outside

A generous sized, gated, gravel driveway, with EV charger to the side of the house provides ample offroad parking for several vehicles.

The beautifully private, generous sized garden is surrounded by mature trees and hedging providing a tranquil space to relax, whilst the large, paved patio off the kitchen dining room provides a wonderful space to entertain and enjoy alfresco dining.





LOCATION

Located in the quintessential English village of Fenny Compton with its thriving village community boasting two wonderful pubs, a doctor's surgery, primary school, nursery school, Toddler Group, Scout Group, Lawn Bowls and many local sports clubs. The vibrant market town of Southam is approximately 10 minutes away providing easy access to urban conveniences.

The nearest major town is Royal Leamington Spa renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of nineteenth century planning can still be found in and around the town which is known as the Bath of the Midlands. The Famous Parade runs through the middle of Royal Leamington Spa where you will find an array of good shopping, wonderful bars and restaurants.

Within easy reach are a range of state, grammar, and private schools to suit most requirements with buses to Kington High School from Fenny Compton and buses to the Warwick Independent Schools Myton Road campus, Stratford Grammar Schools and Kingsley School from the nearby village of Gaydon. Also nearby are Arnold Lodge School in Leamington, Princethorpe College and the Croft Prep School in Stratford-upon-Avon. Fenny Compton is also just 30 minutes from the world-famous University of Warwick.

For those wishing to commute, Banbury, Warwick Parkway, Leamington Spa, Rugby and Coventry offer direct rail services to London in just over an hour and Birmingham in less than half an hour. Access to the Midland motorway network via the M40 at junction 12 is close by. Birmingham International Airport is only 45 minutes away.





Approximate Gross Internal Area
Ground Floor = 251.64 sq m / 2709 sq ft
First Floor = 149.63 sq m / 1611 sq ft
Second Floor = 67.55 sq m / 727 sq ft
Total Area = 468.82 sq m / 5047 sq ft

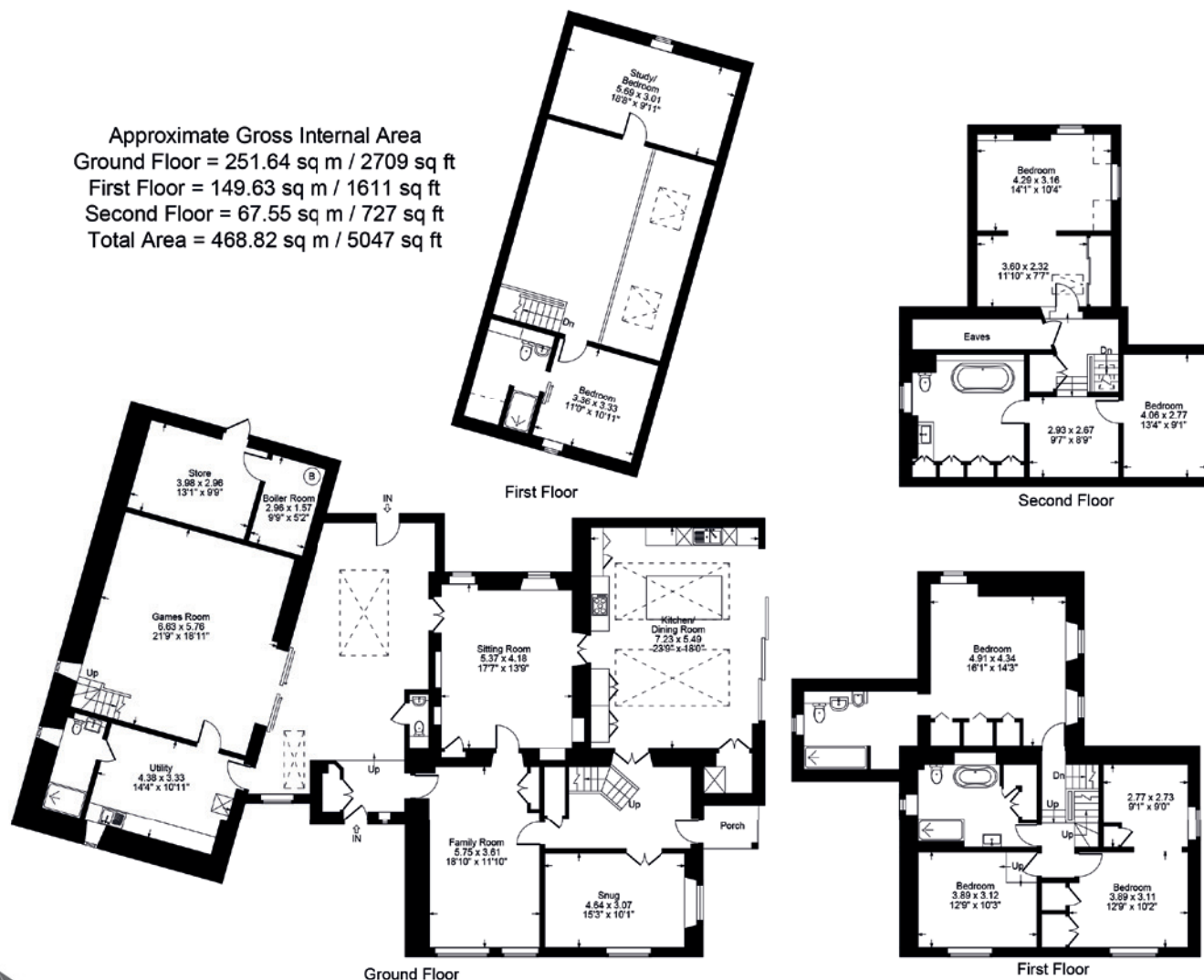
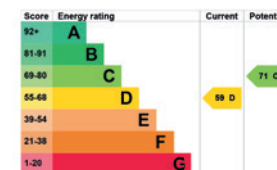


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