



**A Cappella, Plough Lane,  
Bishops Itchington, Southam**

**CV47 2QL** Guide Price £560,000

# A Cappella, Plough Lane

OPEN DAY ON SATURDAY 6TH JULY - PLEASE CALL THE OFFICE TO BOOK YOUR TIME SLOT.

situated just a short walk from facilities in the heart of Bishops Itchington village, this extended detached cottage offers generous family accommodation with planning permission granted for further extension in the future. Notable features of the gas centrally heated and double glazed accommodation include three generous reception rooms, two of which feature new wood burning stoves and the largest of which enjoys an outlook via a large picture window over the rear garden. On the first floor, the four bedrooms are complimented by a family bathroom, whilst outside there is an attractively landscaped rear garden with multi-purpose summer house along with a sizeable garden to the side of the property, double driveway and detached double garage. Overall this is an excellent opportunity to purchase a substantial family home in a popular and convenient village location.

## LOCATION

Bishops Itchington lies approximately 6.5 miles south-east of Leamington Spa and 3 miles south-west of the nearby market town of Southam. There are a useful range of day-to-day amenities in the village including a popular pub, The Butcher's Arms, village shops, primary school and village club. The village is particularly well placed for access to the Jaguar Land Rover and Aston Martin installations at nearby Gaydon, there also being good local road access available to the M40 motorway along with commuter rail links from Leamington Spa.

## ON THE GROUND FLOOR

Composite period style entrance door opening into:-

### UTILITY ROOM

2.90m x 1.85m (9'6" x 6'1")

With black granite effect worktops and cream gloss units, to match those in the kitchen, comprising base and coordinating wall cabinets, the worktops having tiled splashbacks, plumbing for washing machine, UPVC double glazed window, polished tiled floor and door to:-

### CLOAKROOM/WC

With two piece white suite comprising low level WC, pedestal wash hand basin with tiled splashback, central heating radiator and obscure UPVC double glazed window

### KITCHEN

4.06m x 2.46m (13'4" x 8'1")

Being equipped with a range of units, to match those in the utility room, having a gloss cream finish with black granite worktops, ceramic tiled splashbacks and comprising a range of base cupboards, drawers and storage solutions including inset Siemens induction hob, integrated electric oven having cupboards above and below together with integrated fridge freezer, undermounted stainless steel sink unit with mixer tap, polished tiled floor, UPVC double glazed windows to front and rear elevations and door giving access to:-

### DINING ROOM

4.52m x 3.61m (14'10" x 11'10")

The focal point of which is a wood burning stove set onto a York stone hearth with Blue Lias stone backdrop. UPVC double glazed window to front, central heating radiator and door to:-

### WALK-IN STORAGE CUPBOARD

Having UPVC double glazed window, electric meter and consumer unit and open plan access from the dining room through to:-

### PRINCIPAL LIVING ROOM

5.41m x 4.27m (17'9" x 14'0")

An attractively spacious and light room positioned to the rear of the house and featuring a large UPVC double glazed window looking onto the rear garden, matching double glazed French style doors giving external access, exposed floorboards and two central heating radiators.

### INNER HALLWAY

Which can be accessed externally from the rear of the house having UPVC double glazed door, central heating radiator, staircase off ascending to the first floor and door to:-

### SITTING ROOM

4.47m x 3.61m (14'8" x 11'10")

With fireplace recess housing a recently installed wood burning stove, being a smaller version of the stove to the dining room, and having stone hearth, exposed wood flooring, UPVC double glazed windows to front and rear elevations and central heating radiator.

## ON THE FIRST FLOOR

### LANDING

Which runs across the majority of the full width of the front of the house, having UPVC double glazed windows, two central heating radiators, built-in airing cupboard and doors to:-

### MASTER BEDROOM

4.70m x 4.50m max (15'5" x 14'9" max)

- forming an 'L' shape.

Having a range of fitted wardrobing across one side of the room with pine doors fronting and overhead storage cupboards, dual aspect UPVC double glazed windows, contemporary vertical radiator, access trap to roof space, through access to:-

### USEFUL DRESSING AREA

3.10m x 2.06m max (10'2" x 6'9" max)

Which features inset ceiling downlighters and central heating radiator.

### BEDROOM TWO

4.06m x 4.01m (13'4" x 13'2")

With fitted wardrobes and overhead storage cupboards having pine doors fronting, triple aspect UPVC double glazed windows and central heating radiator.

### BEDROOM THREE

3.00m x 2.90m (9'10" x 9'6")

With access trap to roof space, central heating radiator and UPVC double glazed window.

### BEDROOM FOUR

4.09m x 1.85m (13'5" x 6'1")

With access trap to roof space, triple aspect UPVC double glazed windows and central heating radiator.

### BATHROOM

A spacious bathroom being partly tiled and with modern white fittings comprising low level WC, panelled bath, pedestal wash hand basin, separate walk-in shower enclosure with fitted shower unit, central heating radiator, towel warmer and double glazed window.

## OUTSIDE

### FRONT

A lawned foregarden extends across the front of the house which is screened from Plough Lane itself by a privet hedge.

## Features

Extended Detached House

Generous Accommodation

Three Good Reception Rooms

Kitchen and Utility

Four First Floor Bedrooms

Family Bathroom

Gardens to Three Sides

Summer House

Double Garage and Parking

Planning Permission for Further Extension





# Floorplan

Internal Living Area 1762sq ft / 163.72m2 (excludes garage and summer house)



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## General Information

Tenure  
Freehold

Fixtures & Fittings

## Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

## Council Tax

Band F - Stratford District Council



## Contact us

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## Visit us

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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