



Woodside House Bascote Heath

Southam **CV47 2DN**

Price Guide £850,000

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Southam

Occupying a substantial plot which extends to approximately two acres and with gardens extending to front, side and rear, Woodside House is an individual detached residence offered for sale with the benefit of no onward chain. Set behind double gates and sitting centrally within its plot, the property offers exceptional scope and potential for modernisation, renovation and extension, subject to the appropriate consents, with the existing accommodation extending to approximately 2,850 sq ft and including four reception rooms, six first floor bedrooms (two of which intercommunicate) and three bathrooms. Outside, the extensive mature gardens extend around the property on all sides, there also being ample parking, a range of outbuildings and a tennis court. Overall this is a property of excellent size and potential and being situated within easy reach of Harbury, Southam and Leamington Spa.

LOCATION

The hamlet of Bascote Heath is situated approximately 2.5 miles from the nearby market town of Southam, which offers a useful range of day-to-day amenities. Other local facilities can also be found in the nearby villages of Harbury and Long Itchington with Leamington Spa around 6 miles away. Bascote Heath itself comprises a small number of distinctive individual homes which, despite their semi-rural location, are ideally placed for local road links including access to the M40 motorway, commuter rail links to various destinations and the Jaguar Land Rover and Aston Martin installations at Gaydon.

ON THE GROUND FLOOR

LARGE PORCH ENTRANCE

With front door giving access, central heating radiator, built-in storage cupboard and inner entrance doors to:-

SUBSTANTIAL RECEPTION HALLWAY

With staircase off ascending to the first floor, central heating radiator, a range of fitted storage cupboards having louvre doors fronting and doors giving access to:-

LOUNGE

10.67m into rear bay window x 3.96m (35'0" into rear bay window x 12'11")
With windows to three sides including large bay window to the rear overlooking the garden with stone hearth.

DINING ROOM

5.72m x 3.25m (18'9" x 10'7")
With open fire and brick surround, fitted cupboards to either side of the chimney breast, central heating radiator and double glazed patio door to the rear garden.

SITTING ROOM

4.32m x 4.17m (14'2" x 13'8")
With large recessed fireplace having stone slabbed hearth and beam over, central heating radiator and double glazed patio door giving access to the rear garden.

KITCHEN/BREAKFAST ROOM

6.53m x 3.18m (21'5" x 10'5")
Fitted with a range of oak effect farmhouse style units comprising inset sink unit with mixer tap and roll edged worktops with tiled splashbacks, a range of base cupboards and drawers below together with coordinating wall cabinets and space for a range-style cooker with filter canopy above, double glazed window, inset ceiling downlighters and central heating radiator.

SIDE LOBBY

With access to cupboard housing space and plumbing for automatic washing machine together with a Grant oil fired central heating boiler and doors giving access to:-

OFFICE/STUDY

3.78m x 3.43m (12'4" x 11'3")
With double glazed window and two central heating radiators.

SHOWER ROOM

Being fully ceramic tiled with grey fittings comprising pedestal wash hand basin, low level WC, walk-in shower enclosure with Triton electric shower unit, obscure double glazed window and central heating radiator.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space, central heating radiator, built-in airing cupboard housing the Megaflow hot water cylinder and doors radiating to:-

BEDROOM ONE

4.78m x 3.99m (15'8" x 13'1")
With range of fitted wardrobes/storage, double glazed window together with double glazed patio door and door to:-

EN SUITE BATHROOM

3.98m x 2.26m (12'11" x 7'4")
Having been fitted with a modern white suite and having partly ceramic tiled walls and ceramic tiled floor, with the suite comprising low level WC,

pedestal wash hand basin with mixer tap, panelled bath with mixer tap, walk-in shower enclosure with glazed screens and dual head shower unit, central heating radiator and dual aspect obscure double glazed windows.

BEDROOM TWO (REAR)

4.32m x 3.02m max (14'2" x 9'10" max)
With fitted wardrobe and overhead storage, dual aspect double glazed windows, central heating radiator and door to:-

EN SUITE SHOWER ROOM

Being partly tiled with three piece suite comprising low level WC, pedestal wash hand basin, shower enclosure with fitted electric shower unit, obscure double glazed window and central heating radiator.

BEDROOM THREE (FRONT)

4.32m x 3.15m (14'2" x 10'4")
With fitted pine wardrobes, matching drawer unit and overhead storage cupboards. Dual aspect double glazed windows, central heating radiator and Jack and Jill access to the family bathroom.

BEDROOM FOUR (FRONT)

3.23m x 3.02m (10'7" x 9'10")
With a range of fitted pine wardrobes and overhead storage cupboards, pedestal wash hand basin, double glazed window and central heating radiator.

BEDROOM FIVE (REAR)

3.33m x 3.02m (10'11" x 9'10")
With fitted pine book shelving, double glazed window, central heating radiator and archway giving through access to:-

BEDROOM SIX (REAR)

3.35m x 2.39m (10'11" x 7'10")
Having a range of fitted pine wardrobes extending across one side with overhead storage cupboards, double glazed window and central heating radiator. It should be noted that bedrooms five and six currently intercommunicate via an archway, although this could easily be closed up to form two separate bedrooms once again.

Features

Substantial Detached House

Four Reception Rooms

Breakfast Kitchen

5/6 Bedrooms

Three Bathrooms

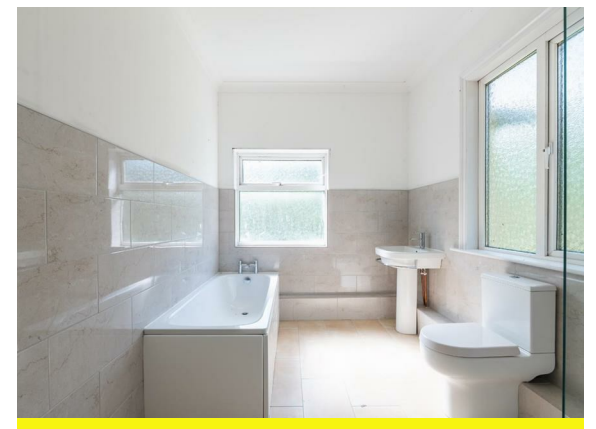
Ample Parking

Extensive Garden

Ripe For Modernisation

Plot Extending to Approx. Two Acres





Floorplan



General Information

Tenure
Freehold

Fixtures & Fittings

Services

We understand that mains water, 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 G - Stratford District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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