

WELSH ROAD EAST, SOUTHAM CV47 1NE



Detached four/five bedroom family home, set within half an acre plot, with planning permission for a seperate dwelling.

- Detached Four Bedroom Home
- Large Plot with Planning Permission for a Seperate Two Storey Dwelling
 - Large South Facing Garden
- Two En-Suite, plus Family Bathroom and Guest WC
 - Open Plan Sitting/Dining Room
 - Conservatory
 - Kitchen
 - Study/Fifth Bedroom
 - Driveway Parking
- Countryside Views to the Rear

4 BEDROOMS

OFFERS OVER £675,000

Rare opportunity to purchase a large 4/5 bedroom property set within a half acre of grounds. Within the plot planning permission has been granted to build a two storey residence . Application Reference 22/00632/OUT

The current property offers diversity and plenty of living space both inside and out for a large or growing family.

On the ground floor there is a welcoming entrance hall with guest wc off this, a large L shape sitting/dining room is a great space for entertaining and the conservatory offers somewhere to sit and enjoy looking out at the lovely garden.

The kitchen and utility room are finished nicely with granite work surfaces, and off these is the ground floor bedroom with ensuite wetroom, making the property perfect for multi generational living.

On the first floor there is another double bedroom with an en-suite shower room, a further two double bedrooms and single that is set up as a home office and the family bathroom completes the upstairs.

Outside the rear garden offers space and privacy, as well as a wealth of plants, shrubs and trees to enjoy. It's a gardeners paradise with plenty of space for all to enjoy.

Viewings highly recommended.

Details in Full.

Frontage and Entrance

To the front of the property there is a tarmac drive which provides off road parking for a number of cars. Either side of the drive are large lawn areas which wrap around either side of the house. The one to the right is where there is current planning permission for a two storey dwelling.

Entrance to the property is via the partially obscured glazed front door. The L shape entrance hall has light point to ceiling, radiator, access to understairs storage cupboard where there is a safe set into the floor which will be staying. There is also a second coat cupboard, carpet to floor and carpeted stairs to first floor landing.

Guest WC 3'0" x 6'5" (0.932 x 1.966)

Having low level flush wc, wall mounted corner wash hand basin with tile backsplash, parquet flooring, obscure glazed window to front elevation and light point to ceiling.

Open Plan Sitting/Dining Room 20'0" x 24'0" (6.110 x 7.325)

maximum measurement

This generous L shape room offers plenty of space for entertaining. The sitting area has an open fire with stone surround and tiled hearth, two wall mounted light points, a radiator and carpet that continues into the dining area. Window to front elevation and bi fold doors give access into the conservatory.

The dining area has a window overlooking the rear garden, a radiator and pendant light fitting.

Conservatory 12'11" x 13'0" (3.941 x 3.978)

This lovely addition was added in approximately 2010, and has created a great place to sit in and enjoy the views of the garden. Having windows to side and rear elevations, double patio doors give access outside, roof vents and tiled floor.

Kitchen 20'8" x 9'3" (6.322 x 2.833)

maximum measurements

With a number of wall and base units, granite worksurface and upstand, electric Cookmaster range oven with five ring hob, extractor hood above and glass backsplash, space and plumbing for a dishwasher, space for a large American style fridge freezer, one and a half bowl stainless steel sink set into worksurface, windows to front and rear elevations, slate style tiled floor, a radiator and recessed spotlights to ceiling.

Utility Room 7'8" x 7'6" (2.353 x 2.301)

Located off the kitchen, with wall and base units with granite worksurface and an undermount butler sink, partially glazed door gives access out to the rear garden, continuation of the slate tile flooring, space and plumbing for a washing machine, space for a tumble dryer and the oil fueled boiler is housed in here.

Bedroom Two 10'10" x 16'0" (3.323 x 4.891)

The former garage was converted approximately 20 years ago into a ground floor bedroom with en-suite. The generous double bedroom has windows to front and rear elevations, built in wardrobes, wood effect flooring, a radiator and two light points to ceiling.

En-Suite Wetroom 7'5" x 8'1" (2.263 x 2.465)

The large en-suite has a wet room shower area with tiled surround, low level flush wc, wall mounted wash hand basin, obscure glazed window to front elevation and non slip flooring.

First floor Landing

Going back to the entrance hall, carpeted stairs lead up to the first floor landing, which has a radiator, light point and access to the loft void to ceiling. The loft is boarded, has a loft ladder and a light. On the half landing there is a large vertical window.

Main Bedroom 12'10" x 12'5" (3.915 x 3.794)

maximum measurements

Located at the rear of the property with lovely views over the rear garden, allotments and open fields beyond. Having a number of built in bedroom furniture including wardrobes, drawers and dressing table, light point to ceiling, carpet to floor and a radiator.

En-Suite 5'11" x 6'10" (1.822 x 2.084)

Servicing the main bedroom is the en-suite shower room, with large walk in shower cubicle, vanity wash hand basin, low level flush wc, chrome heated towel rail, recessed spotlights to ceiling, obscure glazed window to front elevation, tiled floor and walls.

Bedroom Three 12'7" x 9'5" (3.859 x 2.879)

maximum measurements

Again located at the rear of the property and enjoying the lovely views. Having built in wardrobes and dressing table, carpet to floor, light point to ceiling, a radiator and double doors that give access into the study/fifth bedroom.

Bedroom Four 10'5" x 10'3" (3.194 x 3.130)

Currently set up as a twin and located at the front of the property, having a run of built in wardrobes, window to front elevation, carpet to floor, light point to ceiling and a radiator.

Study/Bedroom Five 7'1" x 9'5" (2.183 x 2.885)

Currently set up as a home office, having window to rear elevation, carpet to floor, light point to ceiling, a radiator and double doors that give access into bedroom three.

Family Bathroom 6'10" x 6'8" (2.089 x 2.052)

maximum measurement

Completing the upstairs is the family bathroom, having a panel bath with Mira electric shower over, vanity wash hand basin, low level flush wc, chrome heated towel rail, recessed spotlights to ceiling, tiled floor and walls, obscure glazed window to front elevation and the airing cupboard housing the emersion is also located in here.

Rear Garden

The rear garden is simply breathtaking, with a wealth of established and well stocked flowerbeds and a number of mature shrubs and trees including mulberry, apple, pear, fig and cherry trees.

Stepping out from the utility room there is a gentle sloping path that leads to a second pathed path which comes from the front of the property. This continues across the rear of the property to a large patio area. The remaining space is mainly laid to lawn, but there is also a pretty nature pond to the side, large workshop and log store.

There is an additional timber shed and bin store area located round the side of the property.

Council Tax

We understand the property to be in Band G

Viewing

Strictly by appointment through Hawkesford

Services

The property uses oil for the central heating and hot water system. There is no main gas connected but is located nearby. The property is serviced by a septic tank and is not on main sewage.

Fixtures

Only those mentioned within these particulars are included in the sale price.

Sales Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Photography

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Additional Notes

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

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Financial Advice

We can put you in contact with an independent financial advisor who can provide up to the minute whole of market mortgage information. Please contact Hawkesford on 01926 811848.

Surveys

Hawkesford Survey Department has qualified Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations

Free Market Appraisal

Considering Selling or Letting your property? For a FREE Market Appraisal on a No Sale, No Fee basis contact 01926 811848.

Disclaimers

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements or representatives of fact and do not constitute any part of an offer or contract. The seller does not make or give, nor do we or our employees, have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified on inspection and also by your conveyancer.







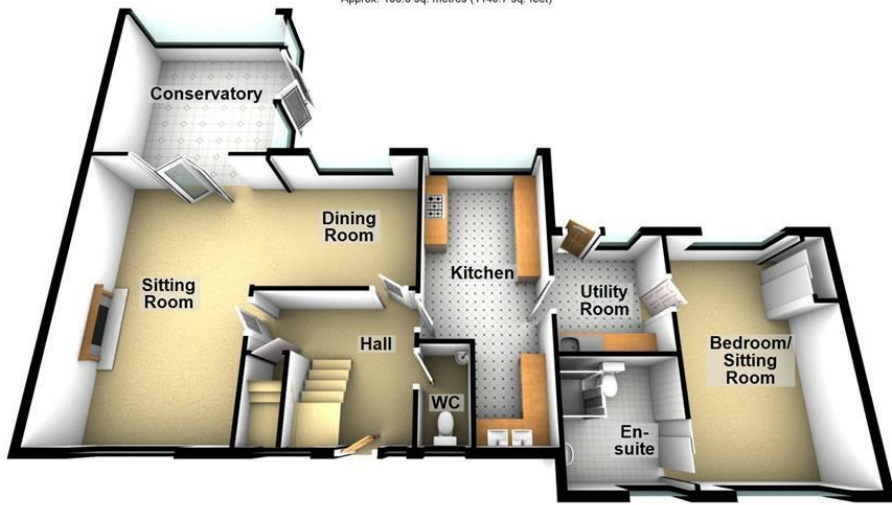






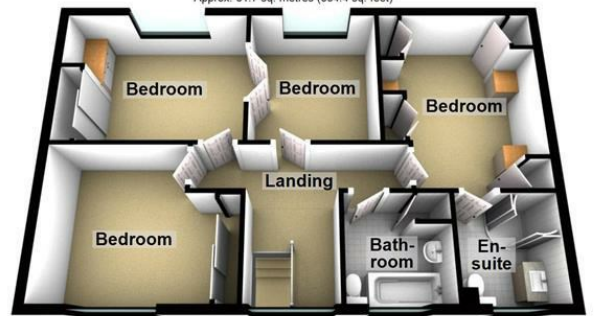
Ground Floor

Approx. 106.0 sq. metres (1140.7 sq. feet)



First Floor

Approx. 61.7 sq. metres (664.4 sq. feet)



Total area: approx. 167.7 sq. metres (1805.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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	57	72

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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