

BUTCHERS CLOSE, SOUTHAM CV47 2PX



An executive three bedroom link-detached family home, situated nicely within a popular village location.

- Link Detached
 - Cul-De-Sac
- Close To Local Schools
- Sought After Village Location
 - Extended
- Three Bedrooms including an En-Suite
- Open Plan Breakfast Kitchen and Utility Area
 - Lounge and Study
 - Bathroom
- Garden and Garage

3 BEDROOMS

OFFERS OVER £357,700

An impressive three double bedroom link-detached property situated in the popular village of Bishops Itchington.

The current owners have upgraded and extended the property skillfully during their tenure, allowing for extra living accommodation on both the ground and first floor.

The ground floor now encompasses a lovely open plan kitchen/diner, which has the lounge, office/study and utility rooms running off it.

The first floor has three double bedrooms, one with an En-Suite, as well as a family bathroom. Further benefits of this family home are an integral garage and a garden that benefits from not being overlooked from behind.

The cul-de-sac itself is well established and quiet, within walking distance of the local shops and pub, as well as nice walking areas.

We very much recommend a viewing, to appreciate what is on offer.

The Area

The well-established village of Bishops Itchington is conveniently located on the B4451 for commuting into Gaydon, Rugby, Coventry, Banbury, Daventry, Leamington Spa and Warwick where you will find extensive shopping facilities. Motorway links are provided by the M40 Junction 12, easy access to the M1 as well as rail links from Leamington Spa, Coventry, Rugby and Banbury into London and Birmingham and reliable local bus services. Three miles away is the historic market town of Southam which offers rural community living with the advantages of town amenities.

Bishops Itchington has a thriving social and community spirit and offers a Co-op, newsagents, post office, village shop, doctor's surgery, pub, social club, fish and chip takeaway, hairdressers, St Michael's Church, Ladybirds Pre School, Bishops Itchington Primary School, Recreational facilities and a Community/Youth Centre. There is also the Bishop's Itchington Memorial Hall and the Blue Butterfly Community Cafe which operates from the community centre.

Front

The property has lovely kerb appeal, overlooking a well kept front garden laid to lawn. The property has a driveway, with space for multiple cars just to the side of the house in front of the garage.

Entrance Hallway 4'11" x 3'0" (1.52 x 0.92)

With a light point to ceiling, radiator and a built in storage/cloakroom space.

Kitchen/Diner 24'4" x 12'7" (7.44 x 3.84)

Lounge 14'5" x 10'2" (4.40 x 3.10)

Having a double glazed window to the front elevation, light point to ceiling and a wall mounted radiator. Doors leading through to the study area.

Study/Office 9'11" x 8'0" (3.03 x 2.46)

Having a double glazed window to the rear, light point to ceiling and radiator, door through to utility area.

Utility Room 8'3" x 6'3" (2.52 x 1.91)

Kitchen worktop with storage units above, space for white goods, loft access hatch, door to garage area.

First Floor Landing

Spacious landing with access to the family bathroom and three double bedrooms, with loft access and some built in storage space. Large double glazed window at the top of the landing overlooking the front and light point to ceiling.

Bedroom One 12'2" x 9'4" (3.72 x 2.85)

Main En-Suite bedroom, with a double glazed window to the rear aspect, light point to ceiling, radiator and fitted wardrobes. Access through to the En-Suite.

En-Suite 6'9" x 5'2" (2.06 x 1.59)

With a walk in shower, sink, WC, double glazed window to the side aspect, light point to ceiling and heated towel rail.

Bedroom Two 14'5" x 10'2" (4.40 x 3.11)

With a double glazed window to the front aspect, light point to ceiling, radiator and built in storage.

Bedroom Three 11'7" x 8'7" (3.55 x 2.63)

With a double glazed window to the rear aspect, light point to ceiling and radiator.

Bathroom 6'8" x 6'0" (2.04 x 1.84)

With a double glazed window to the front aspect, tiled floors, light point to ceiling, storage cupboard, heated towel rail, sink, WC and bath with shower attachment.

Garden

A lovely garden which is laid to lawn in the main, with multiple seated areas, side access to the front and not overlooked at all from behind.

Garage 11'5" x 8'9" (3.49 x 2.68)

With an up and over door, light and electrical points, plenty of storage and integral door into property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations 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.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

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

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

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

Special Note

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

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is C.

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.

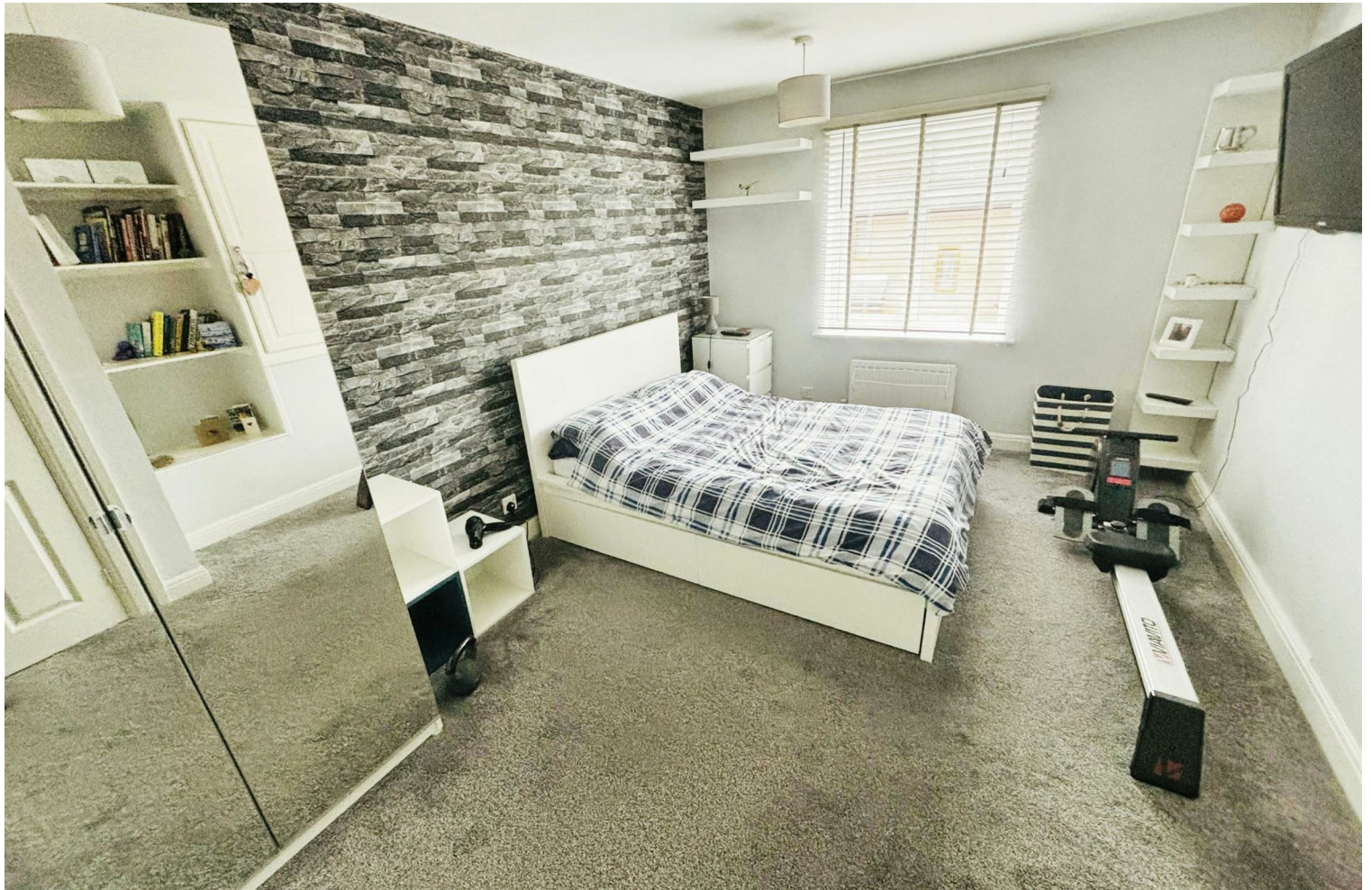
Viewings

Strictly by appointment through Hawkesford on 01926 438123



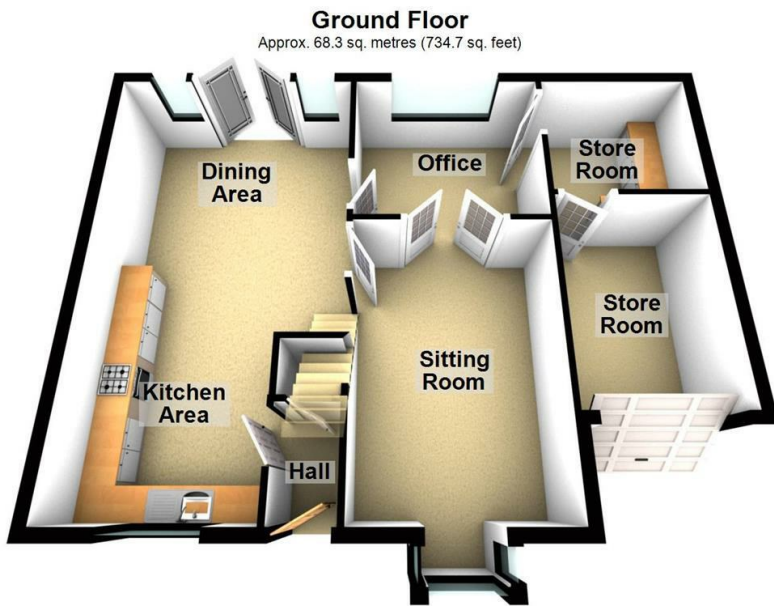












Total area: approx. 120.7 sq. metres (1299.3 sq. feet)

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		73	86
	EU Directive 2002/91/EC		

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		

www.hawkesford.co.uk t: 01926 430 553 e: leamington@hawkesford.co.uk