

**HAMBRIDGE ROAD, BISHOPS ITCHINGTON CV47 2RZ**



**A DELIGHTFUL BARN CONVERSION IN A SMALL CLUSTER OF PROPERTIES ON THE OUTSKIRTS OF BISHOPS ITCHINGTON.**

- **BARN CONVERSION**
- **French doors looking over the countryside**
- **THREE DOUBLE BEDROOMS**
  - **Ground floor shower room**
  - **Lovely original features**
  - **Aga and oil fired heating**
  - **Restrictions: no sharers**
  - **Available 8th July 2024**
    - **EPC: 58 E**
  - **RURAL LOCATION**

**3 BEDROOMS**

**£1,495 PCM**

This barn conversion is located on the edge of Bishops Itchington and set amongst a small group of houses. The location is ideal for access into Warwick, Leamington, Southam and Jaguar Land Rover and a small commute to the M40 and associated motorway network.

The barn has double opening French doors looking onto it's own patio and the countryside beyond. From the lounge the spiral staircase takes you up a single bedroom, and the main stairs leads up to two further double bedrooms. The shower room is located on the ground floor. Parking for numerous cars.

### **Breakfast Kitchen**

The front door leads onto the Entrance hall and breakfast kitchen. With two windows to the front elevation. Aga and appliances. Island with storages and seating for several people. Stairs leading off to the first floor and door giving access into the

### **Shower Room**

with large shower cubicle, low level wc, vanity unit with sink inset and storage cupboard, window to the side elevation

### **Sitting Room**

With French doors giving access to the patio with views across the countryside. Spiral staircase leading up to Bedroom One

### **Bedroom One**

With window to the rear elevation

Returning through the kitchen / entrance hall and taking the stairs to the first floor

### **Landing**

With sky light and space for a study area with built-in storage cupboard

### **Bedroom Two**

A double bedroom with two sky lights

### **Bedroom Three**

A further double bedroom with window to front elevation

### **Outside**

To the front: lawned area with well established trees, with a variety of visiting birds. The gate to the front.

Car gate: giving access round to the parking area.

To the rear: patio area, rest laid to lawn (amount of grounds to be agreed with the landlord the barn is set in just under an acre)

To the side: Two storage sheds

### **Photographs**

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

### Lettings Disclaimer

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### Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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