distinctly different

Residential
New Homes
Lettings
Commercial

HAMBRIDGE ROAD, BISHOPS ITCHINGTON CV47 2RZ



- 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

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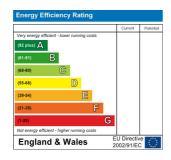
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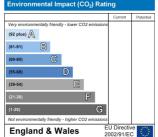
Holding Deposit

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)









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