

GORSE CORNER, SOUTHAM CV47 9AN



A SUPERB FIVE BEDROOM DETACHED HOUSE ON A LARGE PLOT.

- FIVE BEDROOM DETACHED FAMILY HOUSE
 - DOUBLE GARAGE
- LARGE FRONT AND REAR GARDENS
 - DRIVEWAY PARKING
 - CLOAKROOM
- MODERN OPEN PLAN KITCHEN WITH UTILITY SPACE
 - STUDY
 - TWO EN-SUITES
 - BATHROOM
- POPULAR VILLAGE LOCATION

5 BEDROOMS

£725,000

Nestled in the charming village of Long Itchington, Southam, this unique five-bedroom detached house offers an exceptional living experience. The property is in excellent condition, making it an ideal choice for families seeking a comfortable and stylish home.

Set on a superb large plot, the house boasts lovely gardens both at the front and back, providing ample outdoor space for relaxation and recreation. The well-maintained gardens are perfect for enjoying sunny days or hosting gatherings with family and friends.

Upon entering, you will find spacious and thoughtfully designed living accommodation that caters to modern lifestyles. The heart of the home is a very social open-plan kitchen, which seamlessly connects to the living areas, creating an inviting atmosphere for entertaining or simply enjoying family time.

The main bedroom is a true retreat, featuring an en-suite bathroom and a dressing room, offering both privacy and convenience. In addition to the main bedroom, there are four further well-proportioned bedrooms, providing plenty of space for family members or guests, one which also has an En-Suite.

For those with multiple vehicles, the property includes a double garage and a driveway that accommodates several cars, ensuring that parking is never a concern.

This delightful home in Gorse Corner is not just a property; it is a lifestyle choice, combining comfort, space, and a beautiful setting. It is perfect for those looking to settle in a peaceful village while still being close to local amenities. Do not miss the opportunity to make this wonderful house your new home.

Front

Hallway 14'5" x 4'9" (4.40 x 1.45)

Cloakroom/WC 8'7" x 2'1" (2.63 x 0.64)

Office 14'3" x 10'7" (4.35 x 3.23)

Lounge 21'9" x 14'4" (6.65 x 4.39)

Kitchen/Diner 21'7" x 14'5" (6.60 x 4.40)

Utility 8'0" x 7'0" (2.44 x 2.15)

First Floor

Master En-Suite

6.40x4.44

En-Suite 8'6" x 4'7" (2.61 x 1.40)

Bedroom Two 12'10" x 10'5" (3.93 x 3.18)

En-Suite 8'6" x 4'5" (2.61 x 1.37)

Bedroom Three 12'2" x 10'2" (3.73 x 3.11)

Bedroom Four 11'3" x 10'6" (3.45 x 3.21)

Bedroom Five 9'4" x 7'8" (2.85 x 2.35)

Bathroom 9'10" x 7'8" (3.02 x 2.35)

Garden

Double Garage 18'9" x 17'5" (5.73 x 5.31)**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 G.

Tenure

The property is freehold. There is a payment of £80 every 6 months for the upkeep of the area.

Viewings

Strictly by appointment through Hawkesford on 01926 438123









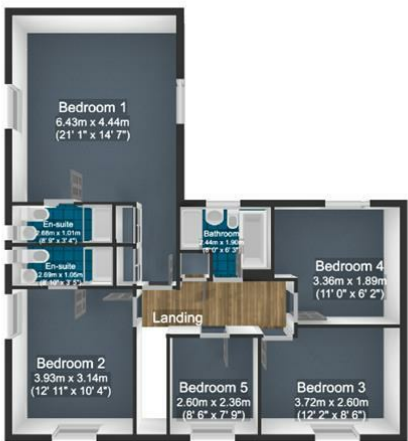






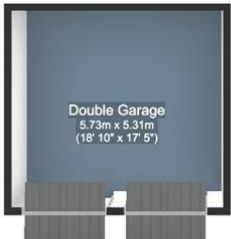
Ground Floor

Floor area 91.0 sq.m. (980 sq.ft.)



First Floor

Floor area 86.1 sq.m. (926 sq.ft.)



Garage

Floor area 30.0 sq.m. (323 sq.ft.)

Total floor area: 207.1 sq.m. (2,230 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

