



Radbourne Cottages, Upper Radbourne, Southam,
Northamptonshire, CV47 1NQ

HOWKINS &
HARRISON

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Guide Price: £650,000

A unique opportunity to acquire two cottages situated in the quaint hamlet of Radbourne. Each of the two bedroom semi detached cottages benefit from well proportioned interior and further benefit from attractive gardens. Servicing both cottages, is off road parking, a timber double garage and workshop/office. There is excellent scope (subject to planning) to convert the cottages into one comfortable large family home. The sale does not include the paddock land, manège and stable block, and is therefore priced accordingly.

Features

- Pair of semi-detached 2 bedroom cottages
- Superb scope for conversion into one family home
- To include workshop/office and double garage
- Each cottage has its own lawned garden
- Ample off road parking
- Countryside views
- The cottages extend to around 0.44 acres
- Sought after rural location
- The paddock land, manège and stable block are available by separate negotiation
- Energy Rating on both cottages - D



Location

Southam is a small market town offering a variety of shops, pubs and cafes, a weekly market and monthly farmer's market. Other amenities include a post office, banks, doctors, dentists, opticians and a well-equipped Leisure Centre. It is situated 7 miles east of Leamington Spa, 14 miles north of Banbury and also within reach of Coventry and Rugby.

The area benefits from many, well reputed independent schools which includes Warwick School (including prep) and Kings High School for Girls (Warwick), Rugby School, Bloxham, Winchester House Brackley (prep) Carrdus Banbury (prep), Bilton Grange Dunchurch (prep) and Arnold Lodge Independent School in Leamington. Local schooling includes three primary schools and an Ofsted 'Outstanding' rated secondary school/college, all in close proximity. Southam Primary operates an independent pre-school, and there are two long-established day nurseries in the town.

Southam is ideally situated with easy access to the major road networks including the M40, M6 & M69/M1, and mainline railway links into Birmingham and London Marylebone via Leamington and Warwick stations. Coventry Train Station gives access direct to London Euston. Birmingham can be reached by rail from Leamington Spa in under 30 minutes.



Radbourne Cottage 1

1 Radbourne Cottage Farm features a stylish modern white kitchen with oak work surfaces, integrated appliances and travertine flooring. In addition, there is a useful utility room and light and an airy sitting room with dual aspect windows overlooking the rear garden and fireplace. Of particular note is the spacious conservatory which runs the full length of the property again with travertine tiled floors, windows on three sides and double doors leading out onto a sun terrace. On the first floor, the master bedroom has a window overlooking the rear garden. The second bedroom is currently used as a dressing room with full length fitted wardrobes and windows overlooking the courtyard garden. The bathroom comprises W.C, wash basin, corner bath and corner shower unit.

Radbourne Cottage 2

2 Radbourne Cottage Farm has a slightly different layout and features a spacious kitchen with black fitted units and beech work surfaces. There are integrated appliances and travertine flooring. In addition, there is a Utility Room and a further understairs storage cupboard/walk in larder. An arch leads to the full width sitting room with windows overlooking the driveway and front garden. A further wide arch leads to the full width garden room which has windows to two elevations and double doors leading out onto the sun terrace and rear garden. On the first floor there are two double bedrooms, one with a range of wardrobes to one wall and windows overlooking the rear and front gardens. The second double bedroom has a window overlooking the courtyard garden. The bathroom in this house needs to be re-fitted.

Outside

Outside a gravel driveway provides parking to one side of 2 Radbourne Cottage Farm and access to the garage. A gate leads to further gravel parking/courtyard in front and beyond 1 Radbourne Cottage Farm. The spacious gardens, sides and back onto farmland and are partially divided between the two cottages and feature large expanse of lawns, well planted borders and raised vegetable beds. The timber constructed outbuilding is divided into a double garage and large workshop/garage with power and a WC.

Viewing

Strictly by prior appointment via the selling agents. Contact
Tel: 01327 316880.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

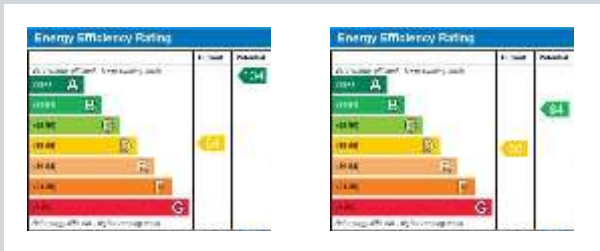
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Stratford on Avon
Tel: 01789 267575

Council Tax Band – C (On both cottages)



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