



22 Odingsell Drive  
Long Itchington | Southam | CV47 9PD

FINE & COUNTRY

# STEP INSIDE

22 Odingsell Drive

This immaculately presented detached home, nestled in the highly sought after rural village of Long Itchington, offers a perfect blend of elegance and comfort. Boasting 3/4 bedrooms, this property is thoughtfully designed to provide versatile living spaces. The interior showcases meticulous attention to detail, with tasteful decor and high-quality finishes throughout. The property features a well-appointed kitchen, two bathrooms with one downstairs, and modern amenities including a utility room on the first floor. Outside, there is driveway parking and low maintenance landscaped rear garden.

## Ground Floor

The style and charm of this immaculately presented home greets you straightaway as you enter. To the right the living room offers fantastic proportions and feature electric fireplace. The dining room which was formerly the garage, is a great multi-purpose room for dining, living or office space. To the rear you have the stunning kitchen offering shaker style units, built in appliances and Carrara quartz work surfaces. It boasts under-counter lighting, plinth vacuum, induction hob, integrated/hidden rangehood, soft close cupboards and drawers, pull-out pantry units, cabinet to house the microwave, touch activated mixer tap with spray function, and oversized sink with insinkerator. The kitchen has a rear outlook to the garden, plenty of natural light and bi-folding windows. One of the bathrooms is also located on the ground floor, it features a bespoke Graham & Green mural, large freestanding bath with feature tap, a separate rain-head shower with marble tiling, toilet, and large vanity storage unit with feature taps. Ceiling speakers for ambient sound have been installed in most rooms in the house, with a control panel under the stairs for easy access.









### First floor

The first floor offers up to four bedrooms. Bedroom 4 has been converted into a useful laundry/dressing room with removable storage units meaning it can be converted easily back into a bedroom if needed. It also has a stunning shower room with beautiful herringbone marble tiles and a wet-room style rain-head shower. The landing features a bespoke Graham & Green mural. Bedroom 2 has a large walk-in closet with built-in shelving that extends over the stairs. There is a new Mitsubishi air conditioning unit in the master bedroom, with capacity to add another unit to the living or bedroom spaces in the future. The loft has been mostly lined and carpeted, with the addition of lighting and a new fire-rated loft hatch making a superb storage space.





### Outside

The property offers a beautifully landscaped, low-maintenance rear garden. The garden features predominantly lawn and a patio. To the front there is driveway parking and direct access to the remains of the garage which is used for storage.





# LOCATION

---

Despite the idyllic rural setting, the popular village is conveniently located on the A423 for commuting into Rugby, Coventry, Banbury, Daventry, Leamington Spa and Warwick. This means residents can enjoy the peace and quiet of village life, while still having easy access to all the amenities and attractions of the city. Travel links are excellent, with easy access to the M40, M1, M6 and M69 as well as rail links from Leamington Spa, Coventry, Rugby and Banbury into London and Birmingham and reliable local bus services.

Long Itchington has a thriving social and community spirit and offers excellent amenities including a Co-op supermarket, hairdresser, six country pubs, a diner, the Holy Trinity Church, congregational chapel, community centre, allotments, numerous playgrounds and a park with skate ramp, as well as a number of local interest groups and sport clubs. There is pre-school and primary education within the village, and nearby Southam offers secondary schooling and sports and leisure facilities.







#### Services, Utilities & Property Information

Utilities - The property is understood to have mains water, drainage, electricity and the central heating is gas.

Mobile Phone Coverage - 4G mobile signal is available in the area. We advise you to check with your provider.

Broadband Availability - Superfast Broadband Speed is available in the area, with predicted highest available download speed 57 Mbps and highest available upload speed 12 Mbps.'

#### Local Authority

Stratford District Council  
Council Tax Band: E

Tenure: Freehold

EPC: D

#### Viewing Arrangements

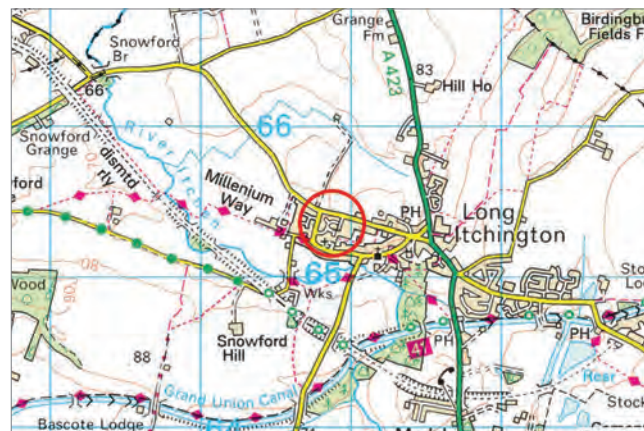
Strictly via the vendors sole agents Fine & Country on 01926 455950.

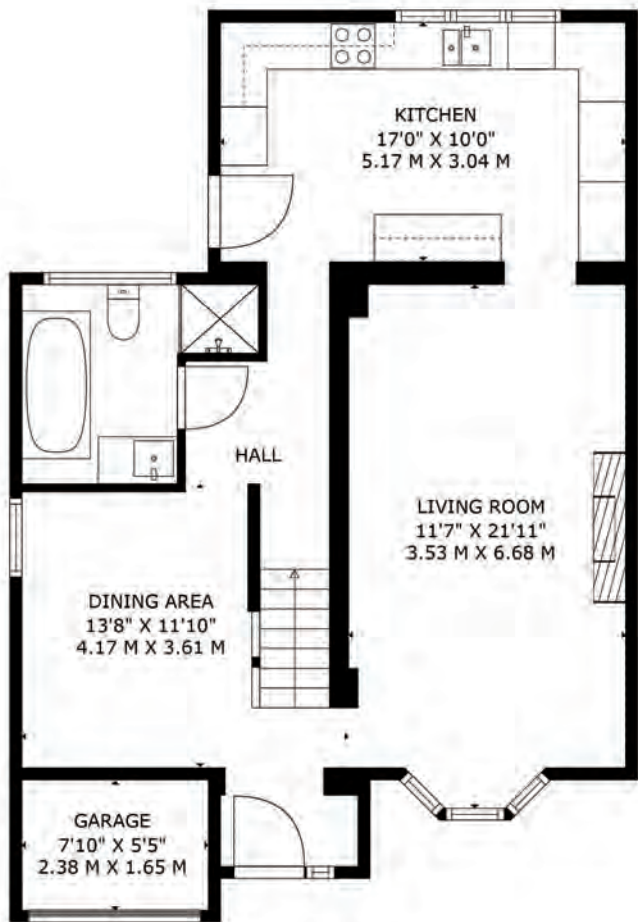
#### Website

For more information visit [www.fineandcountry.com/uk/Leamington-Spa](http://www.fineandcountry.com/uk/Leamington-Spa)

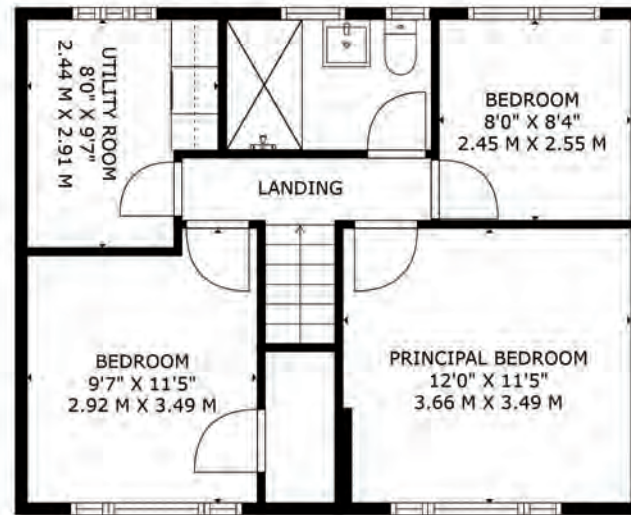
#### Directions

Postcode: CV47 9PD / what3words: ///ocean.funded.frown





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA: 1250 sq ft, 116 m<sup>2</sup>

ADDITIONAL AREAS TOTAL: 43 sq ft, 4 m<sup>2</sup>

**OVERALL TOTALS: 1293 sq ft, 120 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Guide price £525,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 29.01.2024





## NICOLA MOORE

BRANCH PARTNER

*follow Fine & Country Leamington Spa on*



Fine & Country Leamington Spa  
11 Dormer Place, Leamington Spa, Warwickshire, CV32 5AA  
01926 455950 | 07860 623178 | nicola.moore@fineandcountry.com

