



Inglenook  
Southam Road | Napton | Southam | Warwickshire | CV47 8NG

FINE & COUNTRY

# STEP INSIDE

## Inglenook

This beautifully presented detached home in the charming village of Napton offers a perfect blend of character and modern comfort. Featuring four bedrooms, this property is designed for versatile living with spacious rooms and is nicely finished. The interior includes a well-equipped kitchen, two bathrooms, and three good-sized reception rooms. Outside, the property boasts a large (approximately half an acre), landscaped garden with ample seating, dining areas, a good-sized shed, greenhouse and a large log cabin, a double garage with workshop room above, and a separate one-bedroom 17th Century thatched cottage.

### Ground Floor

The entrance welcomes you into this charming and spacious home. The large open-plan lounge and dining room has plenty of natural light, with French doors opening to the rear patio and garden, and includes a cosy log burner. Adjacent to the lounge is the well laid out study, perfect for working from home. The kitchen/breakfast room is well equipped with modern integrated appliances, ample storage, and overlooks the beautifully landscaped garden. The living room offers a cosy room for relaxing and watching the TV. A convenient W/C and separate under stairs storage completes the accommodation on this floor.









### First floor

The first floor offers four double-sized bedrooms. It has a beautifully finished family bathroom with a bath and a separate walk-in shower. The principal bedroom includes two walk-in wardrobes and a good-sized en-suite bathroom with a bath and separate walk-in shower.



### Outside

The property features a lovely spacious landscaped garden with a large patio area, perfect for outdoor dining and relaxation. The garden is low maintenance and backs onto countryside views. The front of the house provides generous driveway parking and access to the double garage with a separate oak staircase to the workshop room above. Overall the garden and grounds extend to approximately half an acre.

### Cottage

This property offers a fantastic self-contained one-bedroom 17th Century thatched cottage, fully equipped and immaculately presented. The cottage is full of character and has numerous original features that add to the overall charm. This would be ideal for older relative(s) or a teenager wanting more of their own space, but still to be nearby.







# LOCATION

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Napton offers a surprisingly large number of amenities for a small village. These include two public houses, a social club, sports facilities, fishing pools, campsites, a village store including a post office, general store and coffee shop, plus canal-side shops and a marina. It also has a primary school.

## **Southam**

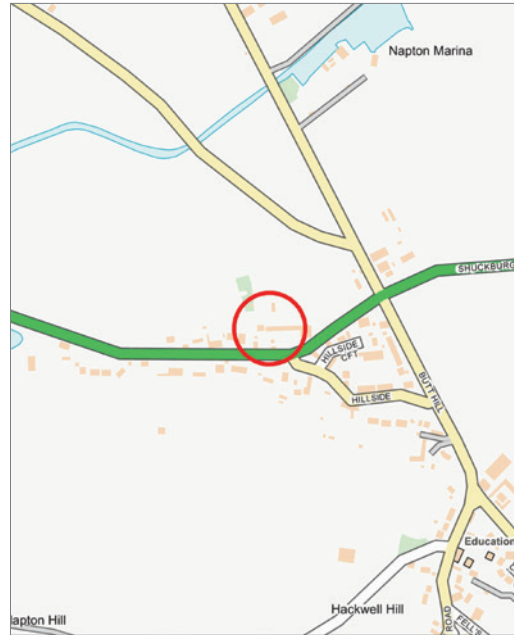
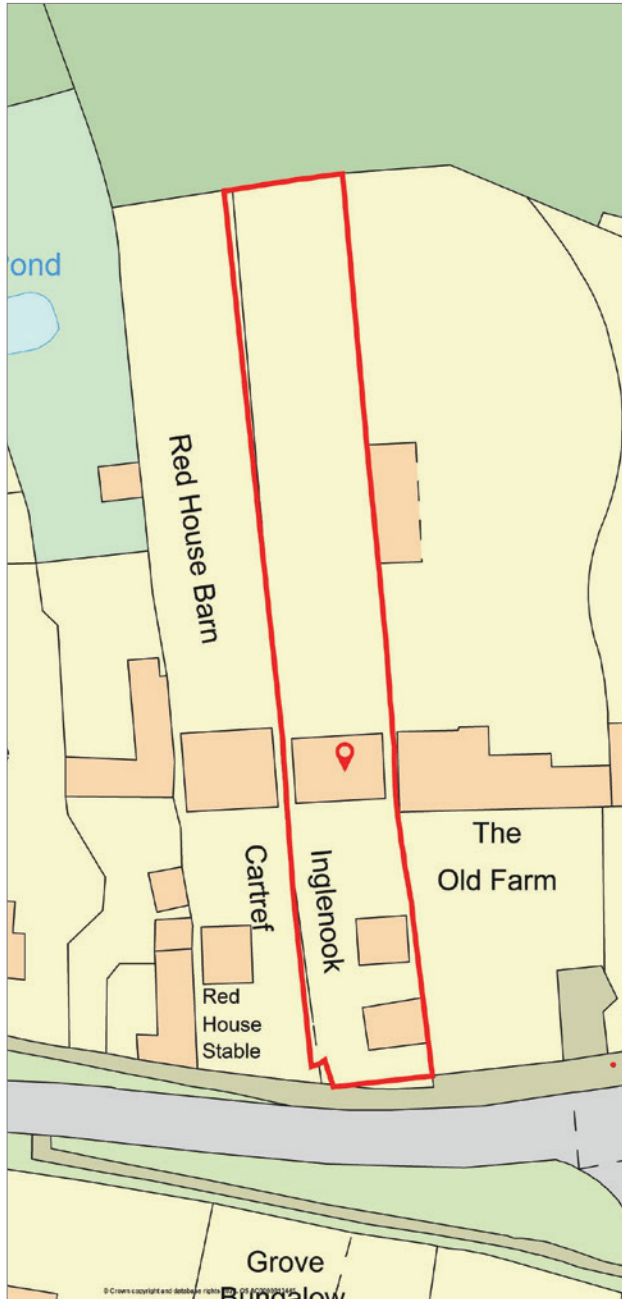
Southam is a small market town in the Stratford-on-Avon district of Warwickshire. Southam has three primary schools and a secondary school. The main shopping street runs through the centre of town. Each Tuesday there is a small but popular market and a farmers' market on the second Saturday of each month. Surrounded by trees and greenery, it's easy to forget that you are living in a market town, with all its amenities right on the doorstep. There are a wide range of shops, including hairdressers, post office, florists, banks, restaurants, pubs, convenience stores, newsagents, ironmongers and a Tesco supermarket. There are also two doctors' surgeries, dental practices, and a leisure centre with a 25-metre pool and well-equipped gym. The commuter links from Southam are very good, the M40 is nearby, as are the historic towns of Leamington Spa, Warwick, Banbury, and Stratford upon Avon, which all provide regular rail services to Birmingham and London.

## **Leamington Spa**

In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. Many people are drawn to the area by the excellent schooling facilities available, shops, parks, and surrounding countryside. After a visit to the town, it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the River Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in bloom winner, the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room Gardens, Mill Gardens, The Dell, and Newbold Comyn. The town is also known for its excellent schooling facilities. Within easy reach are state, grammar, and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School, and grammar schools are in Stratford-upon Avon. Leamington Spa is also just seven miles from the world-famous Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in twenty-six minutes.







**Services, Utilities & Property Information**

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

Mobile Phone Coverage – 4G and 5G mobile signal is available in the area. We advise you to check with your provider.

Broadband Availability – FTTC Gfast Fibre Broadband Speed is available in the area, with predicted highest available download speed 330 Mbps and highest available upload speed 50 Mbps.

Local Authority - Stratford District Council

Tenure: Freehold | EPC: C | Tax Band: F

**Directions**

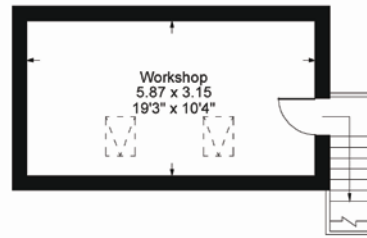
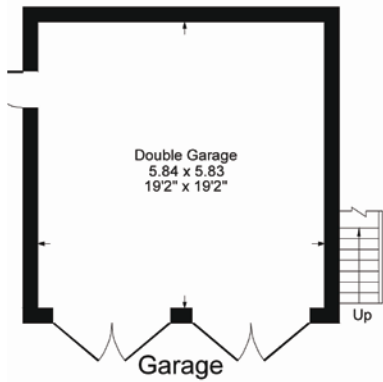
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**Viewing Arrangements**

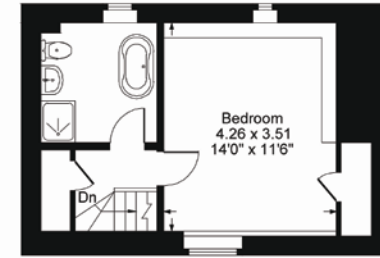
Strictly via the vendors sole agents Fine & Country on 01926 455950

**Website**

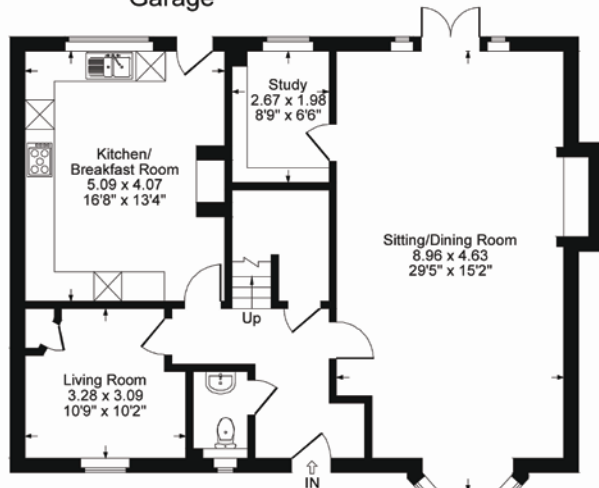
For more information visit <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>



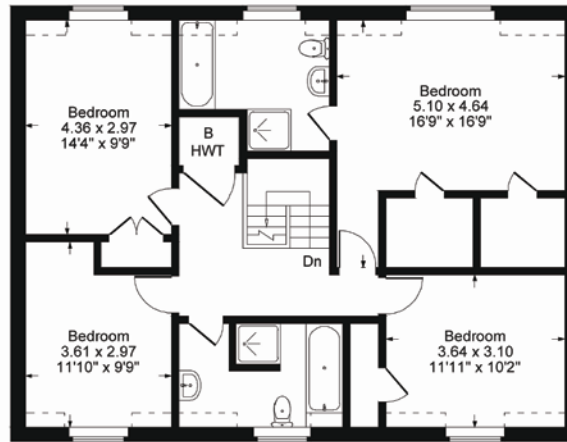
Garage First Floor



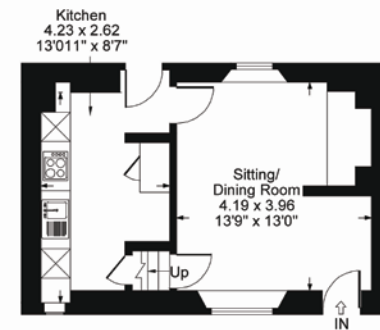
Cottage First Floor



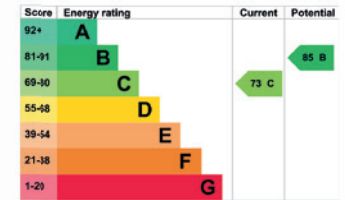
Ground Floor



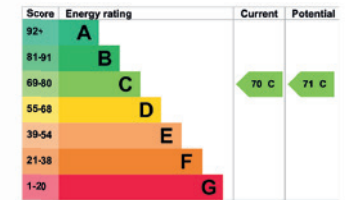
First Floor



Cottage Ground Floor



Cottage



Approximate Gross Internal Area  
 Main House = 183.78 sq m / 1978 sq ft  
 Cottage = 57.46 sq m / 507 sq ft  
 Garage = 34.04 sq m / 366 sq ft  
 Workshop = 18.49 sq m / 199 sq ft  
 Total Area = 293.77 sq m / 3162 sq ft

Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 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 05.08.2024





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