



8 Wilcox Close
Bishops Itchington | Southam | Warwickshire | CV47 2YT

STEP INSIDE

8 Wilcox Close

This beautifully presented detached home in the sought-after village of Bishops Itchington offers versatile living. The downstairs has a well-equipped open plan kitchen with central breakfast bar, large living room, dining room and separate study. Upstairs, features five spacious bedrooms. Outside, the property boasts a lovely, landscaped garden with dining area, a fully insulated garden room currently used as a gym, a triple garage with spacious one bedroom annex above and large driveway to the front with parking for several vehicles.

Ground Floor

Upon entering this stunning family home, you are greeted by a spacious and welcoming entrance hall. The heart of the home is undoubtedly the well appointed kitchen, featuring ample wall and base units, a large central island with seating, and modern appliances. This kitchen effortlessly combines style with functionality, providing the perfect space for family meals and entertaining. The kitchen offers easy access to the rear garden.

Leading off from the hallway is the generously proportioned living room, finished with tasteful décor. The living room provides a perfect space for relaxing with family or hosting guests, while the adjacent formal dining room offers an elegant setting for dinner parties or special occasions.

Additionally, the ground floor boasts a well-positioned home office, ideal for remote working or as a study area. Completing this level is a wc, adding to the practical layout of the home.

First Floor

The first floor offers five generously sized bedrooms. The principal bedroom is a luxurious retreat, complete with its own private balcony, perfect for unwinding. This master suite also includes a stunning en-suite bathroom, finished with modern, high-quality fixtures. Four additional double bedrooms, each featuring ample space and elegant decor, provide comfortable accommodations for family members or guests. One of the bedrooms is currently being used as a dressing room.

Completing the first floor is the contemporary family bathroom, designed with high-end finishes including a walk-in rainfall shower. Its sleek, modern tiling and sophisticated details make it the ideal space to refresh and relax.















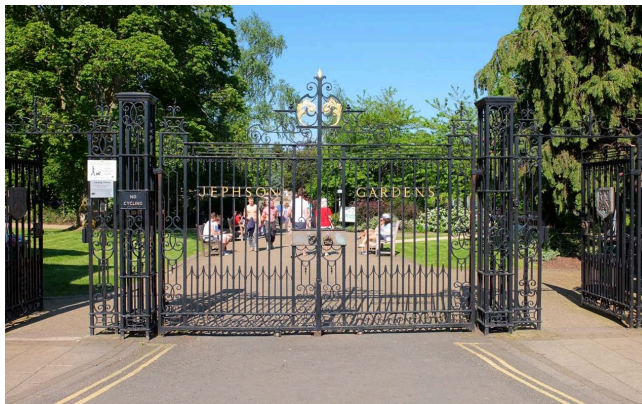


LOCATION

Bishops Itchington offers plenty of amenities: including a primary school and pre school. There is a coop, village cafe, hairdressers/ salon, fish and chip shop and The Butchers Arms public house. The village also has its own church and community centre which also houses a part time post office. Further education in the catchment is available in nearby Southam and Kineton where school buses run to both. Access to the Midland motorway network is close at hand with junction 12 of the M40 and train links into London Marylebone from either Leamington Spa or Banbury.

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.

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.





Outside

The property features a lovely, landscaped garden with patio area, perfect for outdoor dining and relaxation. The garden is low maintenance and there is fully insulated garden room, currently used as a gym with a separate section for garden tools. The front of the house provides ample driveway parking and access to the triple garage. There is a one bedroom annex above the garage, offering a perfect place for family members or an additional income.

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 and 5G mobile signal is available in the area. We advise you to check with your provider.

Broadband Availability - FTTP Ultrafast Broadband is available in the area. We advise you to check with your current provider.

Local Authority - Stratford On Avon District Council

Tenure: Freehold | **EPC:** C | **Tax Band:** E

Directions - Postcode: CV47 2YT / what3words: ///agreeing.upstairs.measuring

Viewing Arrangements

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

Website

For more information visit www.fineandcountry.com/uk/Leamington-Spa

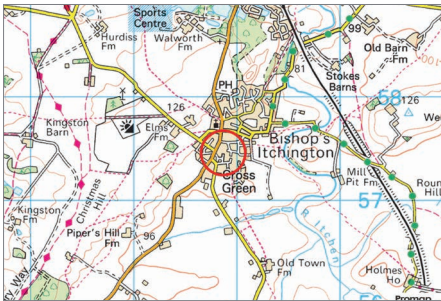
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





GROSS INTERNAL AREA: 2289 sq ft, 213 m2

BALCONY: 31 sq ft, 3 m2, LOW CEILINGS: 108 sq ft, 11 m2, GARAGE: 495 sq ft, 46 m2, STORAGE: 40 sq ft, 4 m2

OVERALL TOTALS: 2963 sq ft, 277 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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. 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 24.10.2024





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