



Bascote House
Bascote | Southam | Warwickshire | CV47 2DU

STEP INSIDE

Bascote House

Set in the charming hamlet of Bascote, Bascote House is a remarkable detached period home dating back to the 18th century. Once an original farmhouse, the property has been sympathetically restored and modernised by the current owners to offer a perfect balance of timeless character and modern comfort. Nestled behind mature hedging and a gravel driveway, this handsome double-fronted home boasts extensive living space across three floors, up to six well-sized bedrooms, and beautiful gardens – all within easy reach of South Warwickshire's major towns and transport links.

Accommodation Overview

Ground Floor

The home opens into a welcoming entrance hall with beautiful Victorian floor tiles, leading to a spacious dining area with wooden flooring and central staircase. The ground floor includes a further two impressive reception rooms: a formal living room with large bay windows, a cosy family room with fireplace and wood-burning stove. The bespoke kitchen is full of country charm, complete with flagstone flooring, exposed beams, marble worktops, an island, and a traditional range cooker. A separate utility room completes this level.

First Floor

The first floor comprises three generous bedrooms, all full of natural light and character, along with two beautifully fitted family bathrooms. A large central landing provides additional seating or workspace and leads to the upper floor.

Second Floor

The second floor offers further versatile accommodation including the Principal Bedroom with adjoining Dressing Room, an additional Study, and an Exercise Room with its own Bathroom—ideal for guests or multi-generational living.













Outdoor Space

The house sits within a large private plot with mature gardens to the front and rear. The front garden is a beautiful, manicured lawn with colourful flowerbeds and mature hedges providing privacy. The gravel driveway offers ample off-road parking and through the courtyard to the rear there is a detached single garage. The rear of the home offers further garden space with seating areas and scope for entertaining or kitchen garden creation.

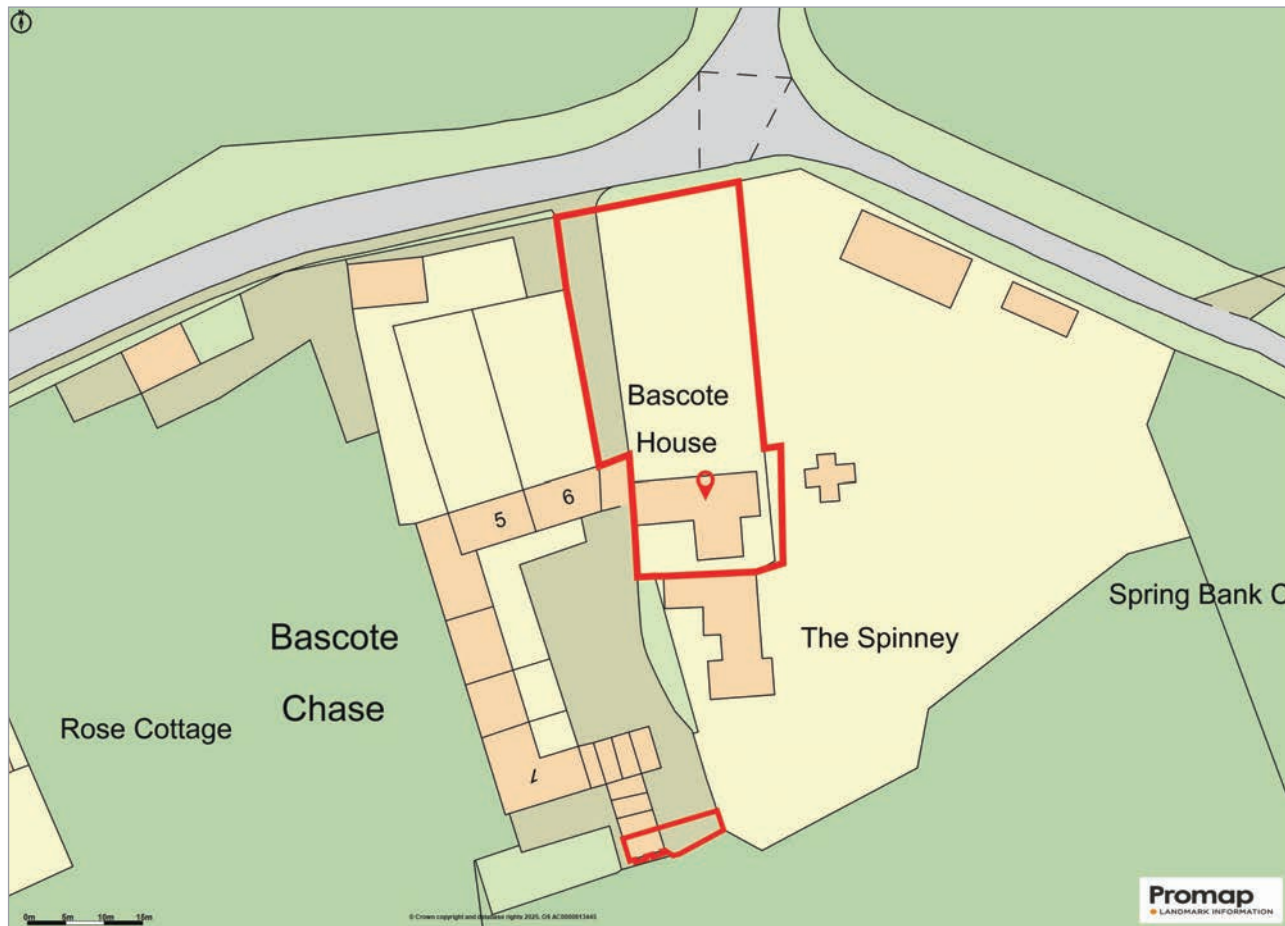




LOCATION

Bascote is a rural hamlet in South Warwickshire, located just outside the popular village of Long Itchington and within easy reach of Leamington Spa, Southam, and the M40 motorway. The area is known for its tranquil countryside walks, welcoming community, and scenic surroundings. Excellent schooling, transport links and amenities are all a short drive away, making this a perfect retreat for families and commuters alike.





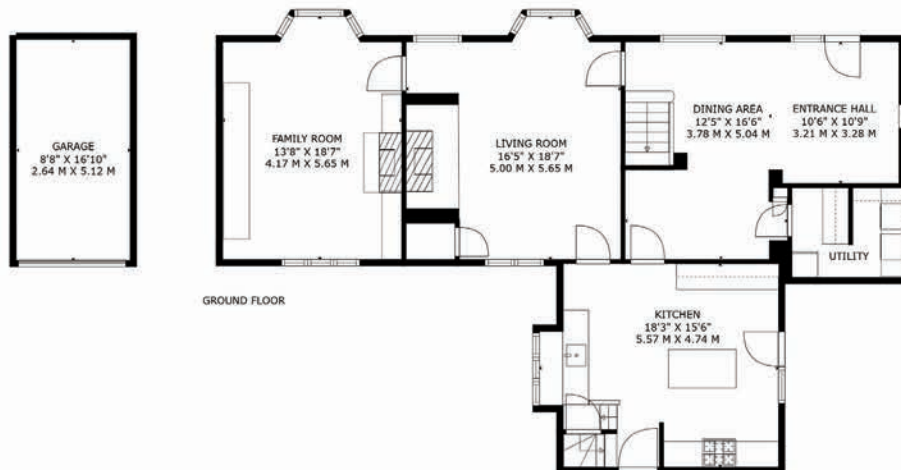
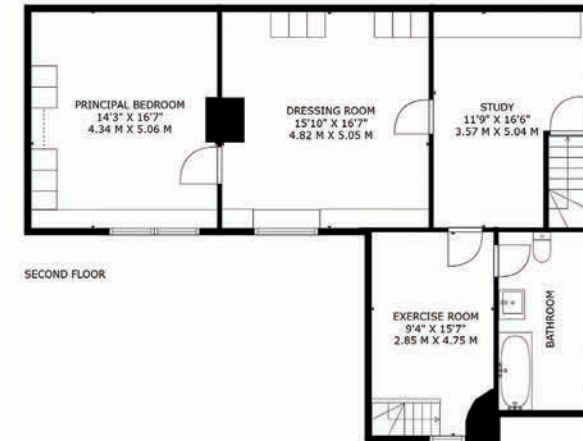
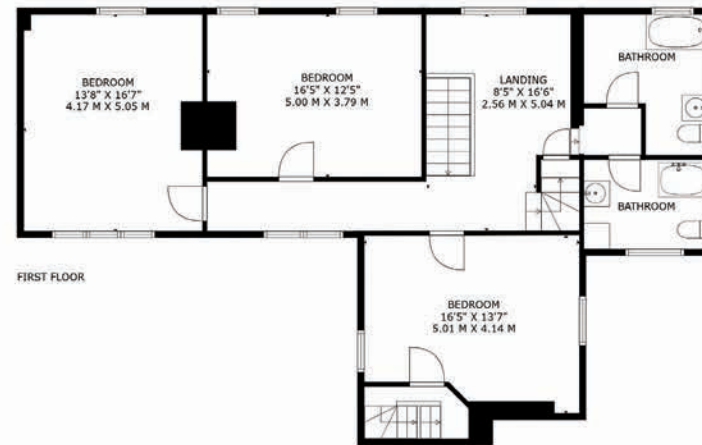
Services, Utilities & Property Information

Utilities – Mains electricity, water and drainage. Oil-fired central heating.
 Mobile Phone Coverage – 4G/5G signal available; please check with your provider.
 Broadband Availability – Superfast fibre broadband available in the area.
 Tenure – Freehold
 Special Note – N/A

Viewing Arrangements

Strictly via the vendors' sole agents Fine & Country
 Tel: 01926 455950





GROSS INTERNAL AREA: 2980 sq ft, 277 m2
 LOW CEILINGS: 267 sq ft, 25 m2
 GARAGE: 146 sq ft, 14 m2

OVERALL TOTALS: 3393 sq ft, 316 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 © 2025 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 23.09.2025





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