



Cameron House  
75 Banbury Road | Southam | Warwickshire | CV47 1HJ

# CAMERON HOUSE



*Cameron House is a charming traditional country home constructed by renowned local builders Noralle in 2001. This substantial family residence offers over 3,500 sq. ft. of accommodation and sits in a generously sized plot with delightful private gardens and a detached triple garage.*



# KEY FEATURES

---

## Accommodation Summary:

With accommodation set over three floors the house features a large kitchen/family room, three additional reception rooms, six bedrooms, and four bathrooms. The loft has been converted into a spacious and airy loft style bedroom with a bathroom and another double bedroom which currently serves as a dressing room.

Upon entering Cameron House, the superior quality of construction and finish becomes immediately apparent. The impressive entrance hall showcases solid oak floors and an oak staircase, exuding a sense of elegance. Rooms throughout the house are designed with multiple windows, flooding the interiors with an abundance of natural light.

## Ground Floor

The impressive hallway grants access to all the principal rooms, including a convenient downstairs WC with wash hand basin and a separate cloakroom. Situated at the rear of the house, the kitchen/family room is a truly fantastic space. It offers a spacious sitting area and glass atrium with French doors opening out onto the patio and garden and space for a dining table.

With a generous selection of floor and wall units and a large central island, the kitchen provides ample storage and preparation space. It is equipped with a built-in dishwasher, and a Range with a double oven and eight burners. The kitchen area boasts a quarry tiled floor, whilst the living areas feature oak flooring. Leading off the kitchen is a separate utility room with a tiled floor, additional floor and wall units, a sink, and plumbing for a washer and dryer. The boiler is located here, and a back door leads out to the garden.

The ground floor also encompasses three additional reception rooms, offering flexible living space. The living room features windows on the side and rear walls, along with French doors leading to a patio in the front garden, as well as a feature fireplace with log burner. Double doors from the living room lead to the dining room with solid oak flooring. This room is presently utilised as a home office/gym but it would be an ideal playroom with French doors opening out onto another patio in the garden. Positioned at the front of the house, the third reception room presents an ideal space for a study. The oak staircase brings you up to the galleried landing and four double bedrooms on the first floor.



















**First Floor Summary:**

On this floor, you will find four double bedrooms, two with ensuite bathrooms, as well as a family bathroom. All bedrooms offer ample storage with built-in wardrobe space and a light airy feel with lots of natural light.











**Second Floor Summary:**

The current owners have converted this floor into a spacious loft style bedroom with a bathroom and an additional double bedroom, currently used as a fantastic dressing room.

The home benefits from gas central heating throughout, solid wood framed double glazed windows, and an alarm system.







## Outside

Occupying a generous plot of approximately one-third of an acre, Cameron House is set back from the road with beautiful private gardens with mature trees and shrubs offering privacy. There are several patios as well as a decked area with gazebo, potting shed and a summer house from which you can enjoy the garden, and there is even an original covered well with a working hand pump. A large gravelled driveway offers parking for several vehicles and leads to a detached triple garage to the rear of the property.





## LOCATION

---

Southam is a small market town in the Stratford-upon-Avon district of Warwickshire. Southam has three primary schools and the 'Outstanding' Southam College within easy walking distance. The main shopping street runs through the centre of town. There is 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, Rugby, Banbury, and Stratford-upon-Avon, which all provide regular rail services to Birmingham and London.





#### Services

Mains gas, electricity, water, drainage and telephone connections are understood to be connected to the property.

#### Local Authority

Stratford upon Avon  
Council tax band G

#### 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)

#### Opening Hours

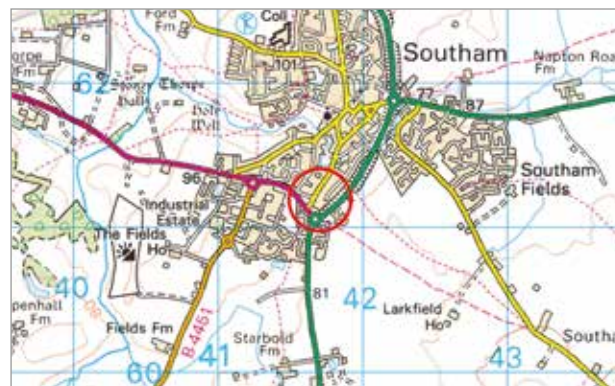
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	by appointment only

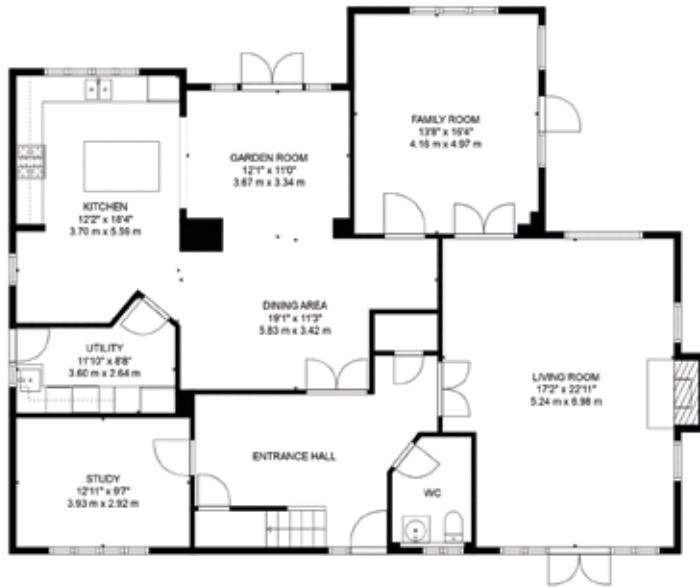
#### Directions

If coming on the A425 from Leamington Spa turn left onto the Banbury Road and the property can be found a short way along the road on the right-hand side.

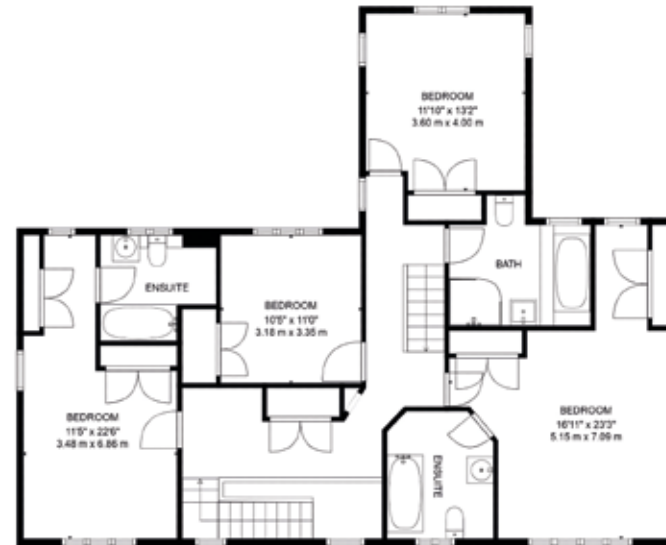
#### What3Words

[www.what3words.com ///september.steams.nests](http://www.what3words.com///september.steams.nests)





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR: 1635 sq ft, 152 m<sup>2</sup>, FIRST FLOOR: 1264 sq ft, 117m<sup>2</sup>

SECOND FLOOR: 615 sq ft, 57 m<sup>2</sup>

EXCLUDED AREAS INCLUDING: GARAGE: 509 sq ft, 47 m<sup>2</sup>,

SUMMERHOUSE: 79 sq ft, 7 m<sup>2</sup>

TOTAL: 3514 sq ft, 326 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



## ANGELA PITT PARTNER AGENT

Fine & Country Leamington Spa  
07773 499319  
angela.pitt@fineandcountry.com

I am an experienced Sales Director with a track record in high-end property development. I have experience working in event management and for almost 15 years ran my own luxury furniture retail business growing it to a company with a turnover of over £1 million.

More recently I have been developing three contemporary low energy, zero carbon homes in Warwickshire with a GDV of 3.25m. I know the local market well having lived in the area for nearly 40 years and bring a proactive friendly approach to help clients achieve their property goals. I am more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools.

In my spare time I enjoy baking as well as getting out and about in the lovely Warwickshire countryside and am kept busy looking after my little boy.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

follow Fine & Country Leamington Spa on



Fine & Country Leamington Spa  
11 Dormer Place, Leamington Spa, CV32 5AA  
01926 455950 | leamington@fineandcountry.com

