



**ehB**  
RESIDENTIAL  
Your Property - Our Business

The Old Smithy, Fisher Road, Bishops Itchington, Southam





A rare opportunity to acquire a truly unique, individually styled detached residence recently subject to complete refurbishment and skilful extension to quite exceptional standards, providing spacious well appointed two/three bedrooomed, three bathroomed accommodation within this highly regarded rural village location. IMMEDIATE VACANT POSSESSION.

#### [Bishops Itchington](#)

Is a popular rural village location situated some 10 miles from the town centre surrounded by pleasant countryside. The village contains a good range of local facilities and amenities including shops, local schools and a variety of recreational facilities, and is very conveniently sited for access to the M40 and has consistently proved to be very popular.

ehB Residential are pleased to offer The Old Smithy, Fisher Road, Bishops Itchington which is a rare opportunity to acquire a truly unique, individually styled detached period residence, recently subject to complete refurbishment and skilful extension to provide superbly appointed two/three bedrooomed and three bathroomed accommodation which features an impressively fitted open plan living/kitchen arrangement of note.

The property has been skilfully modernised to incorporate an exceptionally high level of modern appointment, yet successfully retains much of the property's original character. The property is pleasantly sited close to the centre of this popular village. The agents consider internal inspection to be essential for the level of appointment, situation and standard of presentation to be fully appreciated.

In detail the accommodation comprises:-

#### [Canopy Porch](#)

Leads to the...

#### [Spacious Entrance Hall](#)

With staircase off, downlighters, radiator, oak panelled doors leading to...

#### [Sitting Room/Possible Bedroom Three](#)

14' x 9'7" (4.27m x 2.92m)

With radiator, patio doors to rear garden, downlighters, TV point.

#### [Refitted Wet Room/WC](#)

8' x 6'5" (2.44m x 1.96m)

Being tiled with tiled floor, walk-in shower enclosure with integrated shower unit, vanity unit incorporating wash hand basin with mixer tap, low flush WC, colour matched heated towel rail, downlighters, extractor fan, illuminated mirror.

#### [Refitted/Extended Open Plan Living/Dining/Kitchen](#)

19'3" x 14" (5.87m x 4.27m)

#### [Living/ Dining Area](#)

Including radiator, fireplace feature including wood burner and hearth, timber lintel over, TV point, downlighters, further contemporary style tubular radiator, "tall" window feature and understair boiler cupboard containing gas fired central heating boiler and programmer and additional handy storage, open to the...



#### Kitchen Area

10'4" x 8'6" (3.15m x 2.59m)

With extensive range of attractive base cupboard and drawer units, with stainless steel door furniture, complimentary work surfaces and returns with contrasting colour matched sink unit with mixer tap, built-in dishwasher, washing machine, fridge freezer, oven and four ring ceramic hob unit with extractor hood over flanked by a range of high level cupboards, adjoining peninsular breakfast bar, atrium roof feature and twin French doors to rear garden, sealed pelmet lighting, downlighters, engineered oak flooring.

#### Stairs and Landing

With turned balustrade, downlighters, airing cupboard, lagged cylinder, immersion heater.

#### Refitted Bathroom/WC

5'6" x 6'3" (1.68m x 1.91m)

Being tiled with white suite comprising panelled bath, mixer tap shower attachment, vanity unit incorporating wash hand basin with mixer tap, low flush WC, downlighters, extractor fan, heated towel rail and fitted mirror.



#### Bedroom

14'3" x 14'7" (4.34m x 4.45m)

With windows to two aspects, radiator, downlighters.

#### Master Bedroom Suite

15'2" max x by 13' (4.62m max x by 3.96m)

With dressing area leading to the bedroom area. With radiator, downlighters and windows to two aspects.

#### En-Suite Wet Room/WC

Being tiled with tiled floor, with walk-in shower enclosure, integrated shower unit contemporary style vanity unit with wash bowl and wall mounted mixer tap, wall hung low flush WC with concealed cistern and heated towel rail.

#### Outside

The property occupies a pleasant corner position with gravelled forecourt and on street parking, pedestrian access to the private landscaped rear garden area, principally paved, surrounded by close board fenced clad retaining walls incorporating gravelled planting area with adjoining bin storage area.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band D.

#### The Old Smithy

Fisher Road  
Bishops Itchington  
Southam  
CV47 2RE



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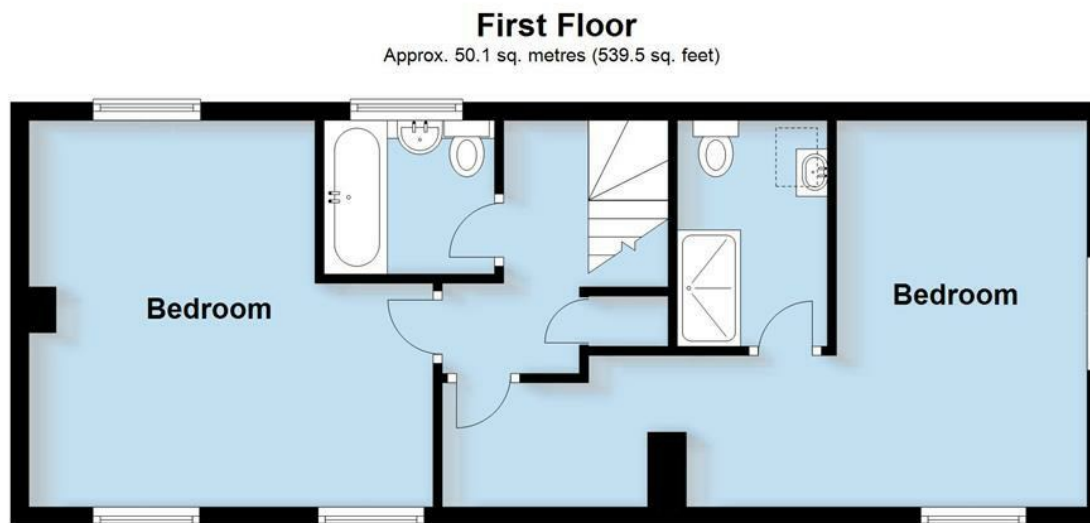
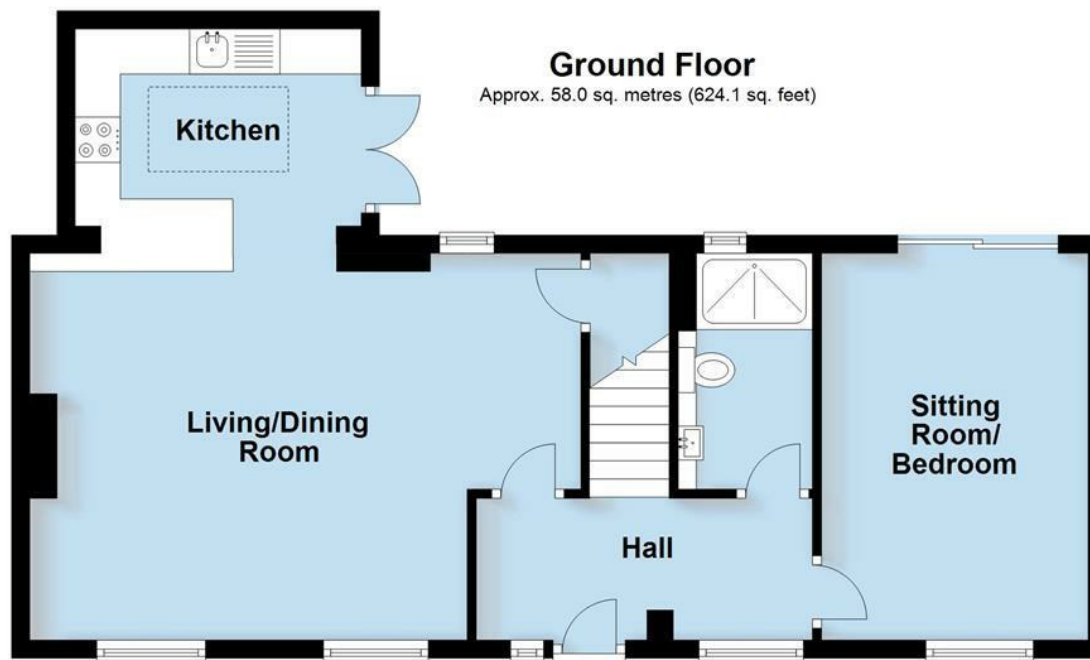
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>		<b>70</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL



Total area: approx. 108.1 sq. metres (1163.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact