

Peter Clarke



The Old Bakery, 25 Oxford Street, Southam, CV47 1NS



Ground Floor



First Floor

Total floor area 211.9 sq.m. (2,280 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- Five bedrooms
- Detached property
- Period features
- Annexe
- Generous plot
- Two reception rooms
- Utility
- Bedroom one en suite
- Airbnb opportunity



Offers Over £650,000

A beautifully presented and spacious character property set in the centre of the popular Southam, this is set on a large plot with beautiful garden and has potential for development STPP. This historic property, which is full of original features and exposed beams was previously a bakery, but over the years has also been several retail premises. The property is conveniently and centrally positioned being close to local shops, amenities, schools and transport links. Comprising entrance hall, two reception rooms, kitchen/diner with three bedrooms in the main house. Also having an annexe with two further bedrooms, kitchen, living room/diner. This is currently being run as an Airbnb and is achieving £90 per night. There is also parking to the front for five to six cars.

APPROACH

accessed via the driveway with parking for five/six cars. This gives way to an open porch leading to the front door.

ENTRANCE HALL

with door to the front elevation, inset ceiling downlighters and storage cupboard.

LIVING ROOM

A sizeable room with large bay window to the front elevation, inglenook style feature fireplace, exposed beams, inset ceiling downlighters with further wall mounted lighting, television point, central heating radiator and large storage cupboard.

DINING ROOM

with window to the front elevation and further window to the rear, inglenook style fireplace with log burning stove, stairs leading to first floor, inset ceiling downlighters and central heating radiator.

KITCHEN/DINER

A large light and airy space, being dual aspect with windows to the front and rear elevations, also having double glazed french doors leading out to the rear seating area. With modern fitted kitchen with an array of wall and base mounted units with complementary work surface over, space for gas range cooker (the existing cooker can be left subject to separate negotiation), space and plumbing for dishwasher, stainless steel one and a half bowl sink/drain unit with

monobloc chrome tap over, ceiling mounted lighting, attractive exposed beams, tiled flooring, central heating radiators and space to comfortably seat six to eight adults for dining.

FIRST FLOOR LANDING

with windows to the rear elevation, original feature exposed beams and central heating radiator.

BEDROOM ONE DRESSING ROOM

a large dressing room with window to the front elevation, ceiling mounted lighting and door to en suite. This was previously used as a bedroom.

EN SUITE

having low level WC with dual flush, shower cubicle, vanity sink unit with storage and tiling to splashback, ceiling mounted lighting, obscured glass window to the rear elevation, extractor fan and towel radiator.

BEDROOM ONE

a large light and airy room, being triple aspect with windows to the front, rear and side elevation. With original features, television point, central heating radiator and ceiling mounted lighting.

BEDROOM TWO

A large double room with window to the front elevation, ceiling mounted lighting, television point and central heating radiator.

BEDROOM THREE

Another good sized double room with window to the







front elevation, wall mounted lighting, television point, central heating radiator and built in wardrobes.

FAMILY BATHROOM

bath with shower attachment, large walk in shower cubicle, low level WC with dual flush, vanity sink unit with storage, part tiling, inset ceiling downlighters, extractor fan, central heating radiator and obscured glass window to the rear elevation.

UTILITY

with wall and base mounted units, stainless steel sink/drainer unit with monobloc chrome tap over, space for washing machine and under-counter tumble dryer, tiling to splashback, ceiling mounted lighting, central heating radiator, window to rear elevation and further door to side elevation.

WC

with low level WC having dual flush, window to side elevation, central heating radiator, pedestal wash hand basin with tiling to splashback and ceiling mounted lighting.

ANNEXE

This can be accessed via the main property through the utility or has a private entrance leading from the rear garden with gated access from the road at the back of the property. This is currently being run as an Airbnb achieving £90 per night.

KITCHEN AREA

with wall and base mounted units with work surface over, sink and drainer unit, space and plumbing for washing machine, space for under-counter fridge, space for electric counter-top hob, existing wiring for an electric cooker which has been concealed, inset ceiling downlighter and tiling to splashback.

LIVING ROOM/DINER

This generous space has wall and ceiling mounted lighting, central heating radiator, wood effect laminate flooring, space for dining table and chairs, double glazed window and french doors giving access, and feature fireplace.

BEDROOM ONE

A good sized double room with window to side elevation overlooking the garden, central heating radiator and ceiling mounted lighting.

BEDROOM TWO

a single room with window to the side elevation, ceiling mounted lighting and central heating radiator. This is currently used as a store.



SHOWER ROOM

with low level WC., pedestal sink, shower cubicle, towel radiator, ceiling mounted lighting, extractor fan and part tiling.

GARDEN

A generous rear garden, mainly laid to lawn, with well stocked beds with mature shrubs and trees, two separate decked areas for seating including a covered barbecue and bar area, further gravelled areas with access to the rear, fence and wall borders and attractive views of the church.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains water, drainage, electricity and water are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

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