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GODFREY-PAYTON
CHARTERED SURVEYORS



'Croftside' Knightcote

Southam, CV47 2SF

Asking price £585,000



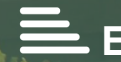
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'Croftside' Knightcote

, Southam, CV47 2SF

****Arrange a viewings for our 'Open Day' Friday 31st May, appointments strictly by appointment****

Commanding a prominent position within the heart of the village set back behind a spacious multi vehicle driveway, within this popular Warwickshire rural setting. This stone fronted family detached enjoys versatile and well proportioned family accommodation throughout, whilst enjoying a mature private rear garden and benefiting from 'No Chain'. The village boasts a delightful rural setting with easy access to popular commuting routes which link the area to Birmingham and London centers of commerce via the M40 corridor and popular historic towns of Leamington Spa, Warwick and Stratford upon Avon.

Approach

Set back comfortably from the main village lane with featured fencing and stone pillars with five bar gated access to a multi vehicle driveway with side access to rear garden.

Entrance Hall & Spacious Living 16'5" x 16'2" Roo

A staircase rises to the first floor a decoratively glazed door to a most delightful generous sized family reception room. The focal point of the room is a feature fire surround with raised hearth, bow window to front elevation, laminate flooring.

Breakfast kitchen 19'2" x 8'8"

Boasting a comprehensive range of matching floor and wall mounted units with floor lighting, extensive roll top work surfacing with breakfast bar area to one side, integrated appliances which include, double oven, fridge/freezer, ceramic hob with stainless steel back plate, 1 1/4 sink unit. A door allows access to useful under stairs storage area and ceramic tiled flooring extending to:

Utility/Guest Cloakroom

Having fitted sink are with plumbing, access to boiler cupboard and access to cloakroom area with low flush WC.

Dining Room 14'4" x 7'8"

Having four lighting points and glazed doors to:

Study/Family Room 10'0" x 7'5"

A versatile room with bow window to front elevation.

First Floor Landing

A split level landing area with hatch access to loft space and doors leading to:

Bedroom One 12'7" x 11'4"

A double glazed window to rear elevation and door to adjoining en-suite which offers floor to half height tiling to a low flush WC, corner shower cubicle, pedestal wash hand basin.

Bedroom Two 12'6" x 11'5"

Having fitted wardrobes to one side with guest washing area with vanity wash hand basin.

Bedroom Three 12'7" x 7'9"

Laminate flooring extends to a fitted double wardrobe.

Bedroom Four 10'6" Max x 7'9"

Fitted single wardrobe to one side and double glazed window offering delightful rural views in the distance beyond .

Bedroom Five 7'6" x 6'3"

Having a double glazed window to front elevation.

Family Bathroom

Offering a white suite which comprises a corner 'Spa' style bath with shower unit over, full and 1/2 height tiling to a low flush WC, vanity wash hand basin and heated towel rail.

Conservatory

Having full views over the rear garden via uPVC double glazed windows.

Mature Garden

Having part decked patio area with 'Astro' turf terraced area, beyond laid lawn with further potential secluded seating area and raised decked area to:

Summer House: A versatile timber constructed area with sauna in situ (currently not operational) lighting and power.

Services

We understand that all main services are connected, except mains gas which is supplied by oil via a tank situated to one side of the property, therefore central heating is by means of oil fired heating to radiators.

Tenure

The property we understand is 'Freehold', but a prospective purchaser is recommended to check and confirm this with their legal representative. The property is sold with vacant possession.





Floor Plan



Viewing

Please contact our Warwick Office on 01926 492511 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

