



Mill Lane, Fenny Compton, CV47

**Guide Price £495,000**

The Property Experts - Southam

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- 2 Double Bedrooms
- Garage & Driveway
- Wrap Around Garden
- Stunning First Floor Sitting Room With Balcony
- Delightful Countryside Views
- Welcoming Breakfast Kitchen
- Utility Room
- Living room & Conservatory

COME & SEE THIS TRANQUIL 2 DOUBLE BEDROOM BUNGALOW, FILLED WITH VERSATILE LIVING SPACES, A LUSH & VIBRANT WRAP-AROUND GARDEN AND TOPPED OFF WITH SIMPLY DELIGHTFUL VIEWS. AN ABSOLUTE MUST SEE HOME!

This charming home with surprise and delight you, located in the village of Fenny Compton the property has access to the villages many amenities. This welcoming home has a gated DRIVEWAY which gives access to the front and side gardens, the GARAGE & entrance hall. from here you enter a light & airy LIVING ROOM complete with WOOD BURNING STOVE and onto the CONSERVATORY, there is also a homely BREAKFAST KITCHEN which offers idyllic views, and there is also a handy UTILITY ROOM which has access to the front, perfect for muddy boots. Also on the ground floor are the 2 BEDROOMS both with WARDROBES, a modern SHOWER ROOM and separate BATHROOM. On the first floor lies the magnificent SITTING ROOM, a spacious and calming room built for all seasons, with a WOOD BURNING STOVE for winter and a BALCONY for the summer months to enjoy the spectacular view from. The rear GARDEN has a wildlife pond, flower beds and backs on fields, a perfect place to enjoy the infinite flora & fauna. THIS SPECIAL HOME SIMPLY MUST BE VIEWED!



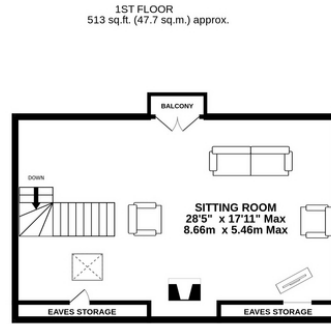
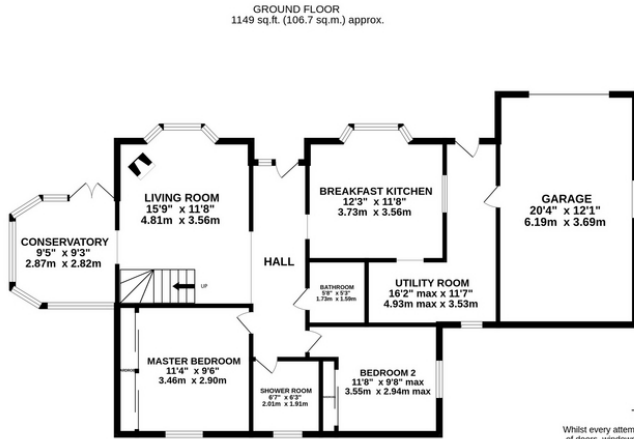


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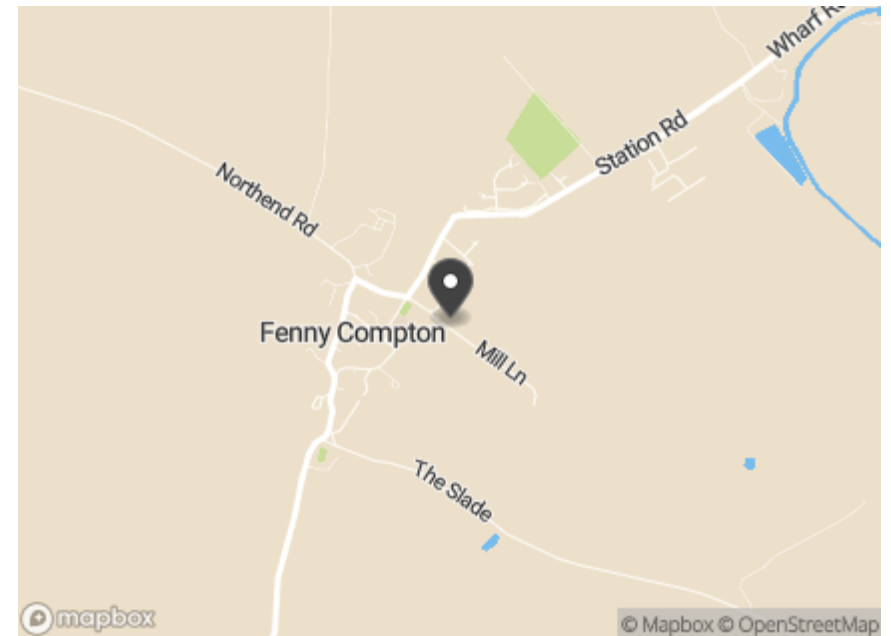


TOTAL FLOOR AREA: 1662 sq.ft. (154.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
	61	81
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	35	57
England, Scotland & Wales	EU Directive 2002/91/EC	



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