



Banbury Road, Southam, CV47

Offers Over £795,000



Key Features

- 4 Double Bedrooms
- Double Garage & Large Driveway
- Generous Rear Garden With Summer House
- Open Plan Kitchen/Dining/Family Room
- Formal Dining Room
- Separate Sitting Room
- Study
- Utility & Downstairs Toilet
- Vast Master Bedroom With Dressing Room & En-suite
- Separate Family Bathroom With A Large Shower



*A GENEROUS & WELL PRESENTED FAMILY HOME WITH A
SUBSTANTIAL GARDEN, A VAST MASTER BEDROOM WITH
EN-SUITE & DRESSING ROOM, IN A SOUGHT AFTER
LOCATION! THIS IS ONE NOT TO MISS, CALL TODAY TO
VIEW!!!!*



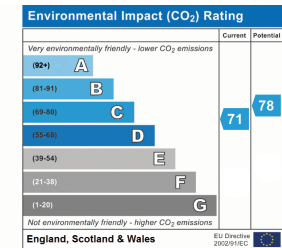
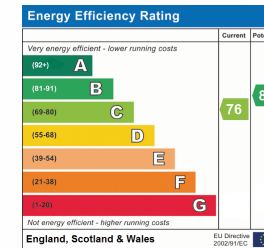


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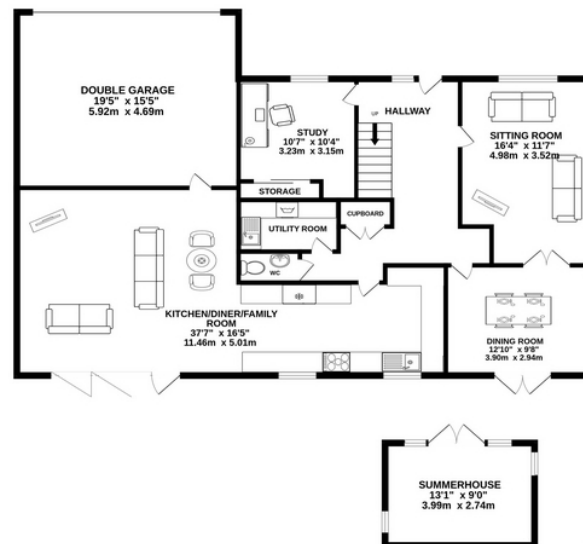
Situated in an enviable position on BANBURY ROAD, this delightful property is within walking distance of Southam's many amenities, including the OUTSTANDING Southam College. This beautiful home comprises a SIZABLE DRIVEWAY for several cars which leads to a DOUBLE GARAGE and the front entrance, on entering the welcoming hallway there is a STUDY with plenty of storage, a cosy SITTING ROOM, FORMAL DINING ROOM. There is a must-have UTILITY, handy DOWNSTAIRS TOILET and a FANTASTIC OPEN-PLAN KITCHEN/DINING/FAMILY ROOM with bifold doors. On the first floor there are 4 DOUBLE BEDROOMS with the GENEROUS MASTER benefitting from FITTED WARDROBES, a DRESSING ROOM and an EN-SUITE. The SEPARATE FAMILY BATHROOM is extremely spacious, with a large shower.

Outside, the blissful rear GARDEN has been beautifully landscaped to allow every member of your household to enjoy it. There is a large patio for alfresco dining in the warmer months, Circular lawns capture the eye and give the garden a polished edge. The boundaries are planted flower beds, and at the end of the lawn is a second patio for evening sun. Lastly, there is a lovely SUMMERHOUSE, perfect for a home office, a place to escape the hustle and bustle of family life or even a teenage hangout. This splendid home is not one to miss, book to view today!!!

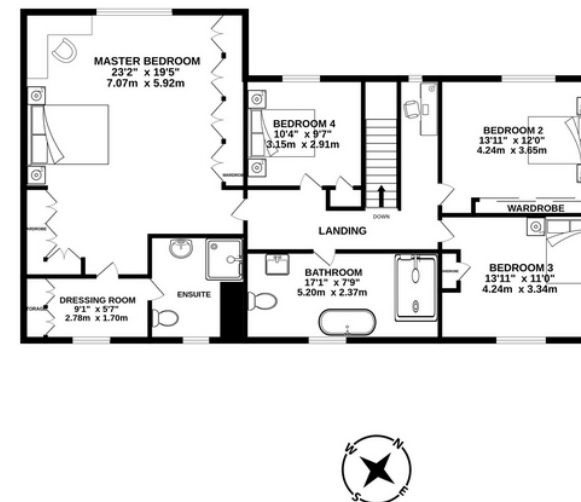




GROUND FLOOR
1542 sq.ft. (143.3 sq.m.) approx.



1ST FLOOR
1259 sq.ft. (116.9 sq.m.) approx.



TOTAL FLOOR AREA: 2801 sq.ft. (260.2 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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Tenure Type: Freehold
Council Tax Band: C
Council Authority: