



Marton Road, Long Itchington, CV47

Offers Over £650,000

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- 5 Good Sized Bedrooms
- Garage & Driveway
- Generous Rear Garden
- 2 x En-suites
- Sitting Room & Living Room
- Spacious Conservatory
- Kitchen & Dining Room
- Study & Downstairs Toilet

AN EXQUISITE 3-STOREY, 5 BEDROOM DETACHED FAMILY HOME WITH AN EXPANSIVE REAR GARDEN, VERSATILE LIVING SPACES AND TWO EN-SUITES, THIS IS THE PERFECT HOME TO RAISE YOUR FAMILY IN.

Located in the picturesque village of Long Itchington, this wonderful home is a short stroll from the heart of the village and its scenic pond. The property itself comprises DRIVEWAY & GARAGE, on entering there is a porch leading to the entrance hall with a DOWNSTAIRS TOILET/CLOAKROOM, sizable SITTING ROOM, formal DINING ROOM, country style KITCHEN which opens into the CONSERVATORY with its breakfast area and relaxation space. From here there are doors to the LIVING ROOM and must have STUDY. The first floor contains 4 of the BEDROOMS including the MASTER SUITE with its FITTED WARDROBES & EN-SUITE, there is also a FAMILY BATHROOM and stairs to the second floor. The top floor contains the 5th BEDROOM and another EN-SUITE. Outside, step into your own private oasis with this expansive rear garden, a true haven for nature lovers and energy filled children. This home is an absolute must see, BOOK TO VIEW TODAY!



FREEHOLD
EPC RATING E
TAX BAND F



 5

 3

 4

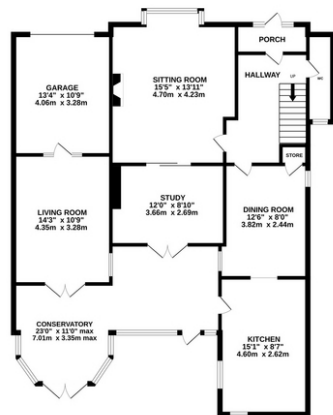
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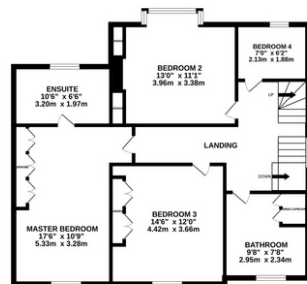
2446 sq ft



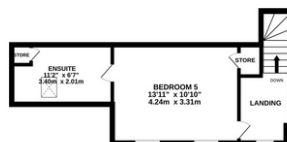
GROUND FLOOR
1263 sq.ft. (117.4 sq.m.) approx.



1ST FLOOR
882 sq.ft. (81.9 sq.m.) approx.



2ND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 2446 sq.ft. (227.3 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+)	52	73	(92+)	41	64
A					
(81-91)			B		
(69-80)			C		
(55-68)			D		
(39-54)			E		
(21-38)			F		
(1-20)			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

