



HILLTOP CLOSE

SOUTHAM, CV47 0LB

GUIDE PRICE £425,000
FREEHOLD

Set within a desirable cul-de-sac in the heart of the sought-after market town of Southam, this uniquely versatile and substantial four/five-bedroom semi-detached home offers generous living space throughout. Beautifully presented and full of potential, this lovely home has a great deal to offer its next owners.

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- 4/5 Bedroom Home
- Two Separate Living Area
- Guest W/C
- Utility Room
- 5 Double Bedrooms (1 Downstairs)
- Unique Property
- Close To Amenities
- Great Road Links
- En Suite To Main Bedroom



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Ground Floor Main Living Accommodation:

-The unique downstairs accommodation briefly comprises of two independent living areas, each with its own private access, offering an ideal setup for independent teenage living or equally well suited for elderly parents.

-Upon entering the property, you are welcomed into an entrance porchway that provides access to all rooms within the main living accommodation and conveniently gives access to a guest w/c.

-Situated towards the front of the home is the substantial dining room, offering ample space for family mealtimes and entertaining guests alike.

-The dining room also conveniently provides access to the fully fitted utility room, which is complete with an integrated S/S 1.5 sink/drain and freestanding space for white goods.

-Seamlessly flowing through the home, you will find the kitchen, which is fully fitted with a comprehensive range of wall and base units and is complete with an integrated induction hob, double oven, dishwasher, and breakfast bar.

-The lounge is situated at the rear of the home, overlooking the garden through French doors, and provides an open-plan layout with the kitchen. This space offers the perfect spot to relax of an evening and is flooded with natural light thanks to the double skylight.

Ground Floor Separate Living Accommodation:

-The separate living accommodation offers access from the main living accommodation as well as its own independent entrance via the side of the property, welcoming you into a central entrance hallway.

-Situated at the front of the property, you will find a substantial double bedroom, which offers ample room for freestanding bedroom furniture.

-Conveniently situated close to the bedroom is the fully fitted wet room, finished with a tiled suite and complete with a walk-in shower, heated towel rail, hand basin, and W/C.

-This independent accommodation also benefits from its own fully fitted kitchen, which is fitted with a range of wall and base units and includes an induction hob, dishwasher, and oven (available separately if required), as well as ample room for a small dining area.

-Flowing through to the rear of the home, a further reception room overlooks the garden through French doors and is flooded with natural light, offering the perfect spot to relax of an evening.

First Floor:

-The first floor accommodation is home to four generously sized double bedrooms.

-The main bedroom offers the luxury of an en suite shower room, complete with a shower, heated towel rail, hand basin, and W/C.

-The family bathroom is conveniently located close to all bedrooms and is fully fitted with a tiled suite, including a separate bath and shower cubicle, W/C, hand basin, and heated towel rail.

Garden, Exterior and Further Property Information:

-Leading outside, the home is blessed with a substantial and enclosed rear garden, complete with a large patio area perfect for alfresco dining in the summer months and otherwise laid mainly to lawn, with the addition of a fish pond and plenty of potential for keen gardeners.

-This truly unique home also benefits from off-road driveway parking for multiple vehicles, gas central heating, double glazing throughout, LED lighting, home speakers, and an EV charging point.

-Surrounded by the South Warwickshire countryside and with a wealth of amenities, excellent road links on its doorstep, as well as outstanding schooling, this lovely home offers idyllic rural community living.

Important Property Information:

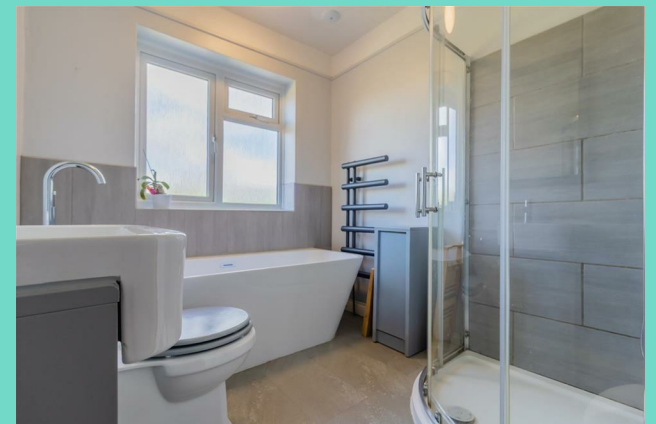
Tenure: Freehold

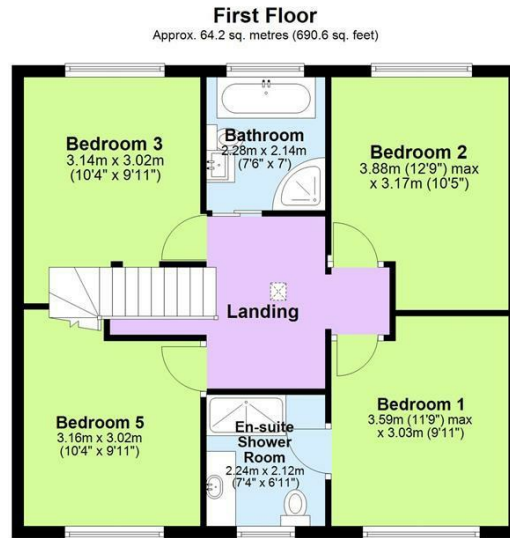
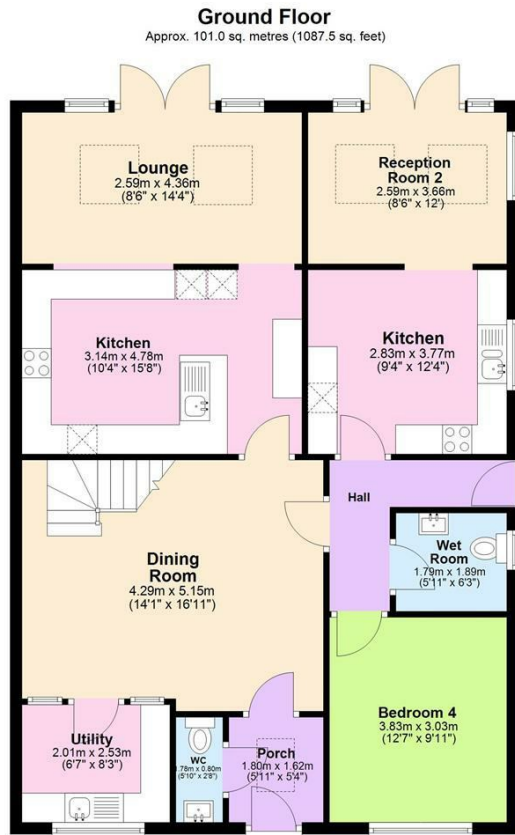
EPC: C

Local Authority: Stratford On Avon District Council
Council Tax Band: C



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Total area: approx. 165.2 sq. metres (1778.1 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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