



The Rosary, Rose Lane, Napton, Southam, Warwickshire, CV47 8YP

HOWKINS &
HARRISON



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Napton, Southam,
Warwickshire,
CV47 8YP

Guide Price: £835,000

The Rosary is an attractive, individually built detached family home, thoughtfully extended to create a spacious and versatile living environment. The property offers an excellent blend of character, comfort, and practicality, featuring multiple reception rooms, a refitted kitchen, four well-proportioned bedrooms, an en-suite, and a family bathroom.

Occupying a generous plot of approximately three-quarters of an acre, the property enjoys a wonderful sense of space and privacy. Approached via a sweeping gravel driveway, the grounds include a detached double garage, beautifully established gardens, and an area of woodland, creating an appealing setting for family life and outdoor enjoyment.

Adding further appeal, the property also benefits from planning permission for an architectural designed three-bedroom detached bungalow, positioned approximately one-third of the way down the garden, offering an exciting opportunity for multi-generational living, additional accommodation, or potential future development, subject to the relevant planning conditions.



Features

- Spacious and versatile accommodation throughout
- Four well-proportioned bedrooms
- Multiple reception rooms, including sitting room, dining room and study
- Kitchen/breakfast room with granite work surfaces and integrated appliances
- Primary bedroom with walk-in wardrobe and en-suite bathroom
- Family bathroom and separate downstairs cloakroom
- Generous plot extending to approximately three-quarters of an acre
- Detached double garage with ample driveway parking and electric up and over door
- Solar panels and 2 EV charging ports
- Planning permission for a three-bedroom detached bungalow



Location

Napton-on-the-Hill is a picturesque Warwickshire village set amongst the rolling South Warwickshire countryside. Renowned for its attractive hilltop setting, historic church and iconic windmill, the village also benefits from the nearby Oxford and Grand Union Canals.

A range of local amenities includes a village shop, pubs, sports facilities and community services, with the market town of Southam approximately three miles away.

The village is also well served for schooling, with St Lawrence Church of England Primary School located within Napton-on-the-Hill, whilst Southam offers further primary school options together with Southam College for secondary education.



Ground Floor

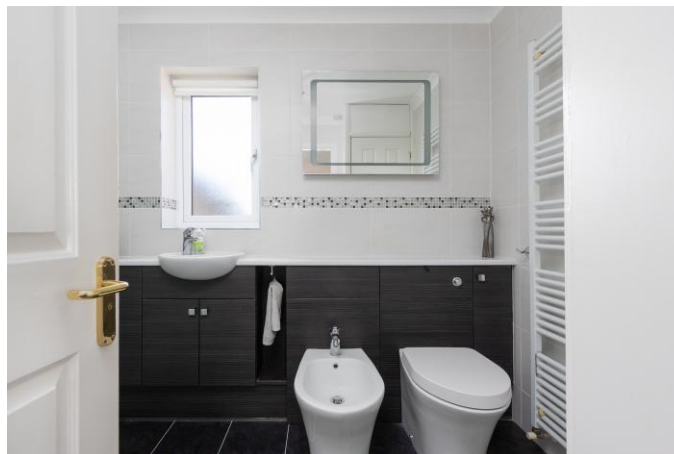
Accessed via a light and airy porch with windows to the front and side, exposed brickwork, and tiled flooring, leading through to a spacious reception hallway with a front-facing window, attractive glazed French doors to the principal reception rooms, three useful storage cupboards and stairs to the first floor. The downstairs cloakroom is fitted with a two-piece white suite comprising a low-level WC and wall-mounted wash hand basin, complemented by a tiled splashback, tiled flooring and an obscure-glazed front window.

The sitting room is a comfortable reception space featuring French doors to the side, a patio door and an inset gas living-flame fire providing an attractive focal point. The separate dining room enjoys French doors opening onto the rear, alongside a side window, creating an ideal space for family dining and entertaining.

The kitchen/breakfast room is fitted with contemporary white wall and base units, granite work surfaces and a useful breakfast bar. Integrated Bosch appliances include a dishwasher, microwave, pyrolytic oven and warming drawer, alongside a four-ring induction hob and extractor canopy. Further features include space for a fridge freezer, an undermounted stainless-steel sink and a convenient pull-out waste and recycling system.

The adjoining utility room offers additional storage, a work surface with stainless-steel sink, plumbing for a washing machine, a water softener, and a wall-mounted Worcester gas boiler. A door provides access to the side of the property.

Completing the ground floor is a versatile study with double glazing to the front and a further side window, providing an ideal space for home working or hobbies.







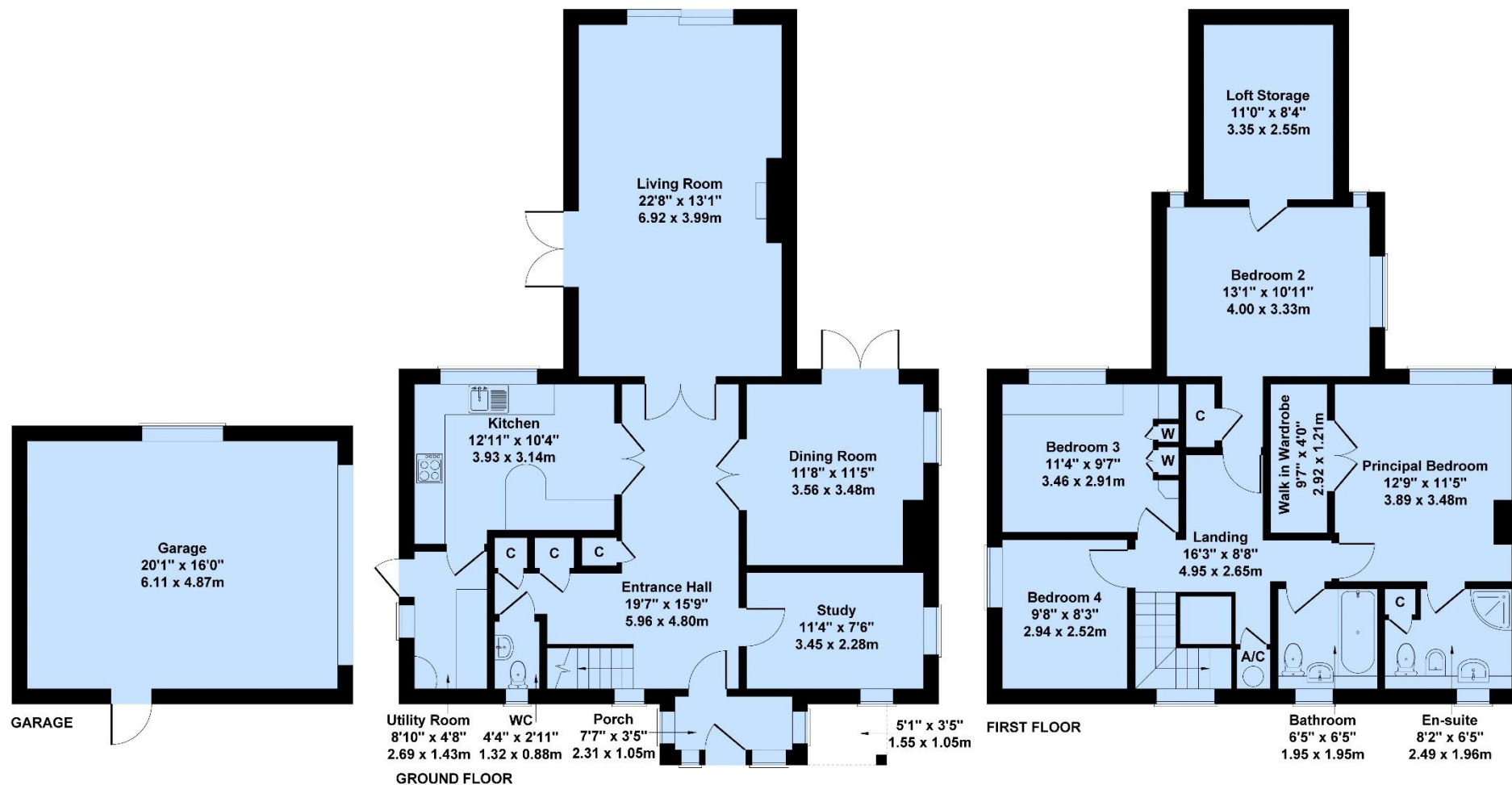
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Approximate Gross Internal Area

Main House 1,872 sq ft - 173.90 sq m

Garage 320 sq ft - 29.75 sq m

Total 2,194 sq ft - 203.65 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positions of fixtures and fittings, and any other data shown are approximate and for illustrative purposes only. The floor plan is not to scale. No responsibility is taken for any errors, omissions, misstatements, or use of the data shown.



First floor

The landing features a front-facing triple-glazed window, access to the loft space and a built-in airing cupboard housing the hot water cylinder, with doors leading to all four bedrooms and the family bathroom.

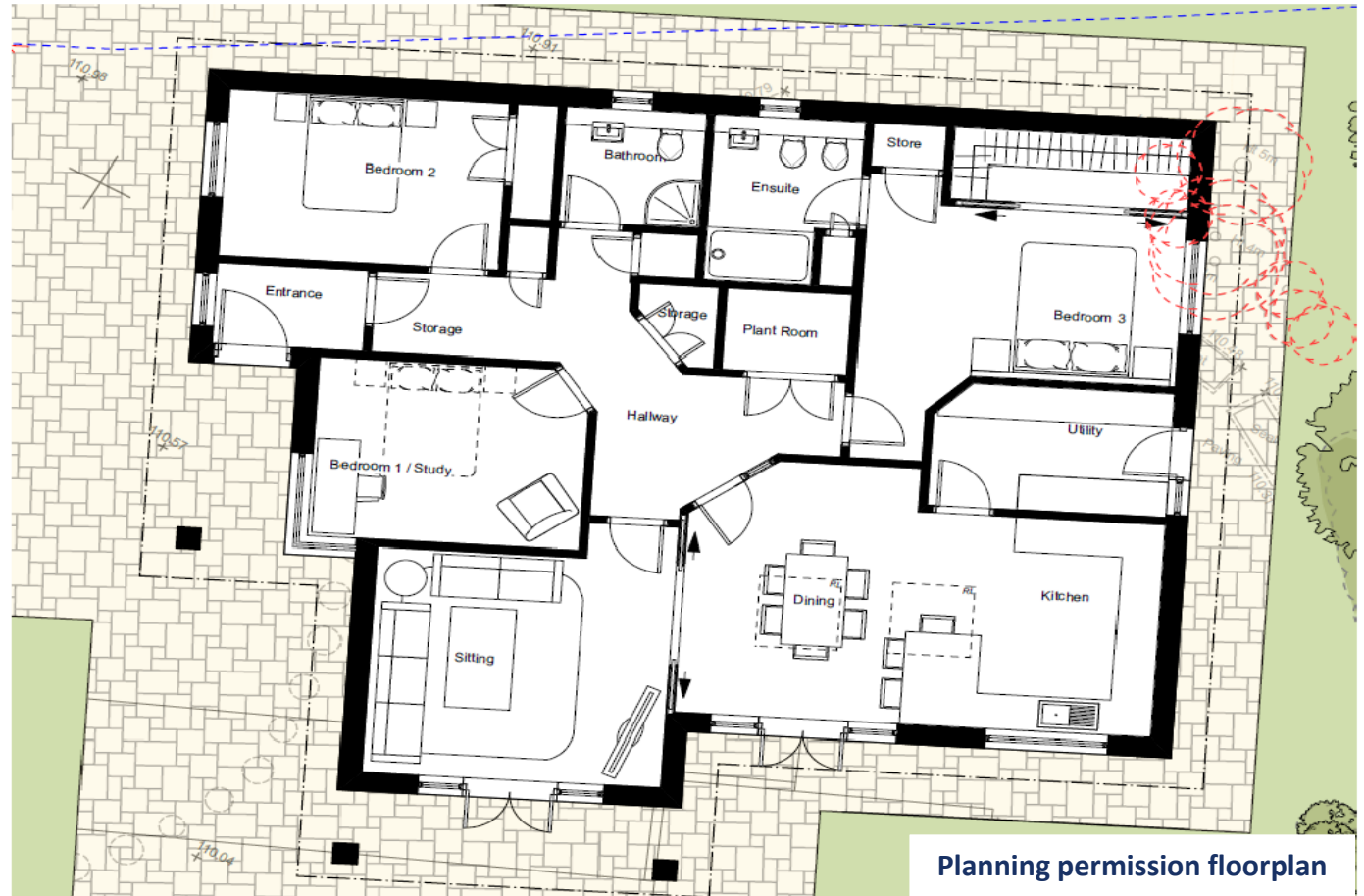
The primary bedroom enjoys attractive countryside views from the rear-facing window and benefits from a walk-in wardrobe with extensive shelving, hanging space and automatic lighting. The adjoining en-suite is fitted with a four-piece white suite comprising a WC, bidet, wash hand basin and double shower cubicle with twin chrome shower heads. Further features include fully tiled walls and flooring, a heated towel rail, fitted cupboards and additional shelving.

Bedroom two benefits from a side-facing window, two circular rear windows, wall light points and useful eaves storage. Bedroom three overlooks the rear and incorporates an excellent range of fitted furniture, including wardrobes, cupboards, and shelving. Bedroom four features a side-facing window and laminate flooring.

The family bathroom comprises a three-piece white suite, including a WC, wash hand basin with storage beneath and an L-shaped bath with shower over and glazed screen. The room is complemented by fully tiled walls and flooring, an obscure-glazed front window, and a chrome heated towel rail.

Planning Permission has been granted for the construction of a three-bedroom detached bungalow, situated approximately one-third of the way down the plot. Further details can be obtained by referring to the relevant planning application number.

Planning Number 26/01302/VARY



Planning permission floorplan

Outside

The property is approached via a gravelled driveway, continuing alongside the house through double five-bar timber gates before sweeping around to a detached double garage, providing ample off-road parking.

The gardens are a particular highlight, occupying a generous plot of approximately three-quarters of an acre. Predominantly laid to lawn, the grounds feature a spacious raised side patio with timber pergola and an attractive rockery. The formal gardens are complemented by a variety of established trees, including silver birch, apple and laurel, alongside younger planting.

Beyond the main garden, the grounds extend into a delightful woodland area with mature trees and a winding lawned pathway, creating a peaceful, natural setting. The gardens are enclosed by a combination of hedging and picket fencing.

Agents Note

Additional information about the property, including details of utility providers, is available upon request.

Please contact the agent for further details.

Planning Number 26/01302/VARY

A Severn Trent chamber is on the site at a convenient level for a sewer connection subject to formal request.

Services for water, telecoms and electricity can be arranged from the highway by ducting along the driveway which is ownership of the vendor.

Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison on Tel:01327 316880.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Stratford-on-Avon District Council. Tel:01789-260990
Council Tax Band – E

Energy Efficiency Rating			
Very energy efficient - lower running costs		Current	Potential
(88-91) A		87	89
(81-87) B			
(69-80) C			
(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	
www.epeco.com			



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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