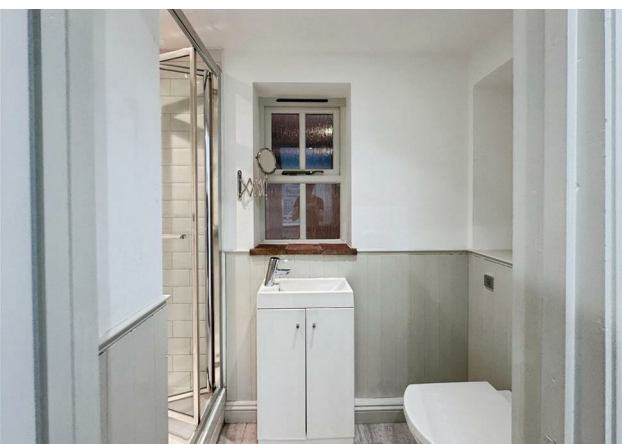




PENDICKE STREET, SOUTHAM

complete ● ● ●
SALES & LETTINGS





Charming Extended Victorian Three-Bedroom Home with Garage, Two Bathrooms & Private Garden

Situated in the heart of the highly sought-after market town of Southam, within walking distance of excellent local amenities, this beautifully extended Victorian home offers spacious and versatile accommodation throughout. Full of character and charm, the property combines period features with modern living, benefiting from three double bedrooms, two bathrooms, an integral garage, and an attractive rear garden with pergola.

Property Details...

Ground Floor

Upon entering, you are welcomed by a bright entrance hallway providing access to the principal living spaces. The heart of the home is the impressive extended kitchen/dining room, overlooking the rear garden through stylish bi-fold doors. Flooded with natural light from two skylights, this spacious area offers a range of fitted wall and base units, under-counter space for appliances, and ample room for family dining and entertaining.

The kitchen further benefits from a useful walk-in pantry, providing excellent additional storage. Positioned at the front of the property, the cosy lounge enjoys a charming feature fireplace, creating a warm and inviting atmosphere while retaining the home's Victorian character. Leading from the kitchen is a practical utility room with additional storage, sink facilities, and space for white goods. This area also provides internal access to the integral garage and to a modern ground-floor shower room, adding convenience for busy family living.

First Floor

The generous principal bedroom spans the depth of the property and features fitted wardrobes, a delightful window seat, and access to a private balcony leading onto a terrace — the perfect spot to enjoy peaceful summer evenings.

Bedroom two is another spacious double room located at the front of the property, complete with an attractive period fireplace.

Bedroom three is a versatile double room overlooking the rear garden, ideal as a bedroom, nursery, dressing room, or home office.

Serving all bedrooms is the well-appointed family bathroom featuring a contemporary suite with separate bath, shower cubicle, hand basin, and WC.

The property also benefits from a substantial loft space accessed via a pull-down ladder, complete with skylight, electric heating, and extensive storage.

Outside

The integral garage provides valuable off-road parking or additional storage, complete with electrics, roller door, and pedestrian access to the rear garden. To the rear, the enclosed private garden offers a wonderful outdoor retreat, laid to both patio and lawn. A charming pergola creates an ideal entertaining area or relaxing spot to enjoy warmer months.



Additional Information

This attractive Victorian home further benefits from gas central heating and double glazing throughout, offering the perfect balance of period character, modern convenience, and family-friendly living. Surrounded by the beautiful South Warwickshire countryside while remaining close to local amenities, this property presents an excellent opportunity for buyers seeking charm, space, and versatility.

Tenure: Freehold

EPC Rating: D

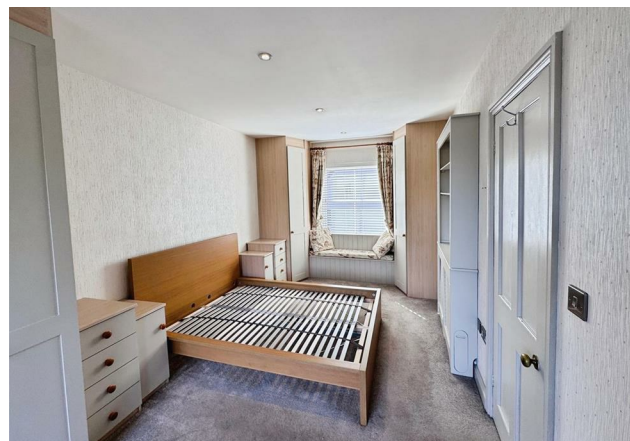
Council Tax Band: B

Local Authority: Stratford-on-Avon District Council

Planning Permission On Grounds Behind

Location

The well regarded historic market town of Southam offers rural community living with the advantages of all the town amenities. Ideally situated between Coventry and Banbury on the A423 for convenient access to Royal Leamington Spa, Warwick, Stratford upon Avon, Daventry and Rugby. The property is conveniently situated for Southam Primary Schools and St James Secondary School.



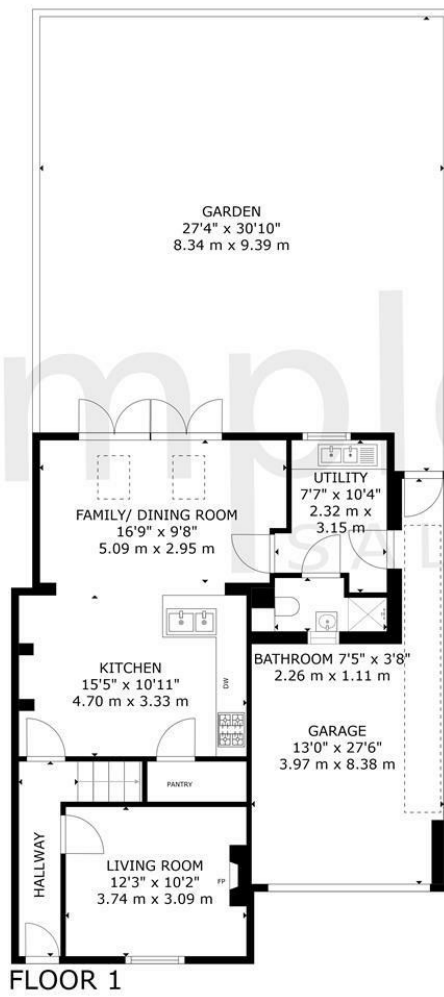
GROSS INTERNAL AREA

FLOOR 1: 673 sq. ft, 62 m², FLOOR 2: 582 sq. ft, 54 m²

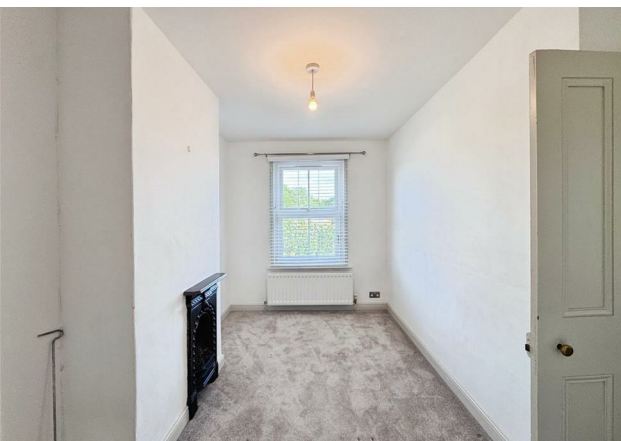
TOTAL: 1,255 sq. ft, 116 m²

EXCLUDED AREAS: GARAGE: 244 sq. ft, 22 m², PATIO: 780 sq. ft, 72 m² BALCONY: 101 sq. ft, 9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

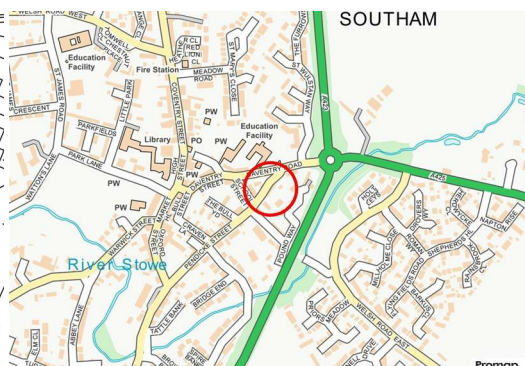


The Leamington Property Expert



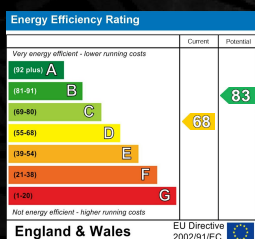


- Extended Victorian Home
- Upsatis Bathroom
- Living Room
- Utility & Garage
- Landscaped Garden
- Three Good Size Bedrooms
- Hallway & Ground Floor Bathroom
- Family Kitchen Diner
- Useful Loft With Velux
- Offered No Chain



PENDICKE STREET, SOUTHAM

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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