



Connells

Ropeway
Bishops Itchington Southam



Property Description

Connells are delighted to bring to market this immaculately presented four double bedroom detached property within the sought after David Wilson BISHOPS HILL development.

Offering generous and immaculate living accommodation throughout beginning with; an entrance hall, study, bay-fronted lounge, modern kitchen/family/diner with separate utility and downstairs cloakroom.

The first floor incorporates four double bedrooms and the family bathroom, master bedroom benefitting from an en-suite shower room.

Externally this home benefits from beautifully maintained garden with stunning countryside views, a driveway and a garage.

Amenities within the village offer a Doctors Surgery, Church, Primary School, Recreational facilities, Community/Youth Centre and Social and Community activities. A variety of shops including a Co-op Supermarket, Post Office/Village Shop, Newspaper Shop, Fish and Chip Shop, Social Club and a Public House. There are excellent bus services to the neighbouring towns and villages and easy access to the market town of Southam and its comprehensive range of amenities and facilities including the highly regarded Southam College for secondary education.

Ideally situated between Coventry & Banbury on the A423 Southam is easily connected to Royal Leamington Spa, the historic town of Warwick, famous William Shakespeare's hometown of Stratford upon Avon, Gaydon, Daventry and Rugby. The town enjoys easy access to the major road networks including the M40, M6 & M69.

Approach

Via pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and having a built-in storage cupboard, laminate flooring, a radiator and doors to the study, the lounge, downstairs cloakroom and the open plan kitchen/family/dining room.

Study

9' x 7' 1" (2.74m x 2.16m)

With a double glazed window to front elevation.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator and an extractor fan.

Lounge

11' 10" x 15' (3.61m x 4.57m)

Spacious, light and airy bay-fronted lounge having a television point and additional double glazed windows to side elevation.

Kitchen/Family/Dining

11' 1" x 28' (3.38m x 8.53m)

Modern breakfast kitchen fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a sink and drainer unit. Integrated appliances include; a double electric oven, a gas hob with cooker hood over, a dishwasher and a fridge/freezer. Featuring a breakfast bar, three radiators, an

understairs storage cupboard, two double glazed windows to rear elevation, French doors leading to the garden and a door to the utility.

Utility Room

5' 1" x 5' 1" (1.55m x 1.55m)

Fitted with wall and base units with work surfaces over and upstand. Housing the central heating boiler, whilst providing space for a washing machine and space for a tumbler dryer. With a door to side elevation.

First Floor

Landing

The stairs lead from the hallway. There is a radiator and built-in cupboard housing the hot water tank. With doors to all bedrooms and a the family bathroom.

Bedroom One

11' 1" x 12' (3.38m x 3.66m)

Double bedroom benefitting from a built-in wardrobe, a radiator, double glazed windows to front and side elevations and a door to;

En-Suite

Three piece suite fitted with a wash hand basin, walk-in shower and a low level W.C. Having laminate flooring and a double glazed window to front elevation.

Bedroom Two

12' 1" x 12' (3.68m x 3.66m)

Double bedroom having a radiator and a double glazed window to front elevation.

Bedroom Three

10' x 10' 11" (3.05m x 3.33m)

Double bedroom with a radiator and a double glazed window to rear elevation overlooking fields.

Bedroom Four

10' 1" x 10' 1" (3.07m x 3.07m)

Double bedroom with a radiator and a double glazed window to rear elevation overlooking fields.

Bathroom

Modern, three piece suite, fitted with a wash hand basin, a bath with shower over and a low level W.C. Having laminate flooring, an extractor and a double glazed window to rear elevation.

Outside

Rear Garden

Beautifully maintained, private rear garden, being mainly laid to lawn and fence enclosed. Having decking, patio and gravelled areas, with an outdoor tap and a door to the garage.

Garage

Having power and light.

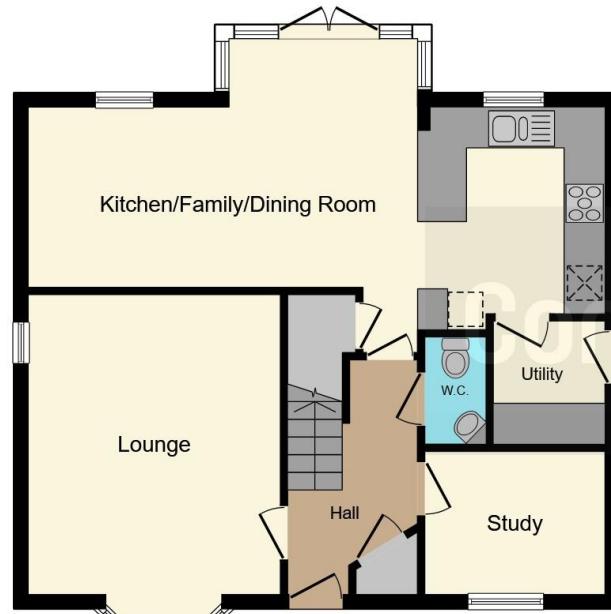
Parking

Driveway providing off road parking

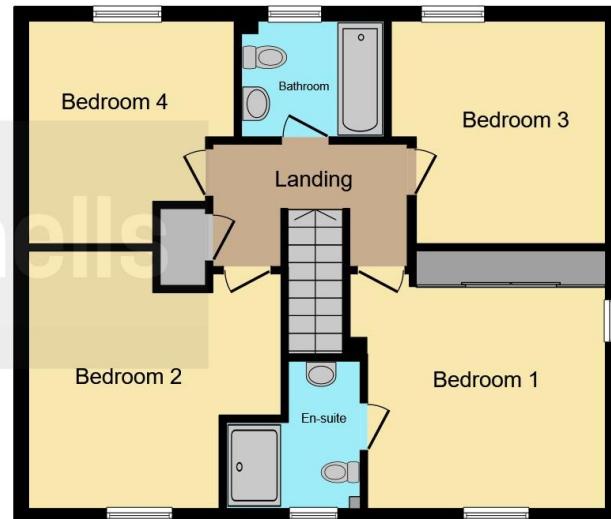








Ground Floor



First Floor

This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B Council Tax
 Band: F

Tenure: Freehold

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