





# Water Furrows

## Long Itchington Southam CV47 9AL

for sale  
£650,000



### Property Description

Immaculate four bedroom detached home set in the popular village of Long Itchington.

Boasting ample living accommodation with well-proportioned rooms. Beginning with; an entrance porch leading to the spacious entrance hallway, downstairs cloakroom, study, lounge, separate dining room, stunning breakfast kitchen with utility room.

The first floor incorporates, four double bedrooms with master benefitting from dressing room and en-suite. With an additional en-suite and the family bathroom.

Externally this home features a beautifully maintained South-East facing garden, driveway parking and a double garage.

The popular village of Long Itchington is conveniently located on the A423 for commuting into Rugby, Coventry, Banbury, Daventry, Leamington Spa and Warwick where you will find extensive shopping facilities. Travel links are excellent, with easy access to the M40, M1, M6 and M69 as well as rail links from Leamington Spa, Coventry, Rugby and Banbury into London and Birmingham and reliable local bus services.

### Approach

Via driveway with path leading to the front door.

### Entrance Porch

With a door leading to;

### Entrance Hallway

Spacious and welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard, a radiator and wood effect flooring. With doors to the downstairs

cloakroom, study, lounge, dining room and open plan breakfast kitchen.

### Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, wood effect flooring, a radiator, ceiling spotlights and a double glazed window to front elevation.

### Study

12' x 7' ( 3.66m x 2.13m )

Having wood effect flooring, a radiator and a double glazed window to front elevation.

### Lounge

16' 10" x 12' ( 5.13m x 3.66m )

Generously sized, light and airy lounge consisting of wood effect flooring, a radiator, double glazed windows to rear elevation and French doors leading to the rear garden.

### Dining Room

10' max to bay x 11' 1" ( 3.05m max to bay x 3.38m )

Bay-fronted dining room having wood effect flooring and a radiator.

### Breakfast Kitchen

14' 1" max x 21' 1" max ( 4.29m max x 6.43m max )

Modern and immaculate kitchen, fitted with a range of white high gloss wall and base units and upstand, incorporating a sink and drainer unit. integrated appliances include; a double electric oven, six ring gas hob with cooker hood over, a dishwasher and a fridge/freezer. Benefitting from a central island, ceiling spotlights, two radiators, double glazed

windows to rear elevation, French doors leading to the garden and a door to the utility room.

### Utility Room

5' x 7' ( 1.52m x 2.13m )

Fitted with wall and base units with work surfaces over and upstand, incorporating a sink and drainer unit. With an integrated washing machine, wood effect flooring, a radiator and a door to side elevation.

### First Floor Landing

The stairs lead from the hallway. There is a built-in storage cupboard, a radiator, access to the loft and doors to all bedrooms and the family bathroom.

### Master Bedroom/Dressing Room

24' x 11' 6" ( 7.32m x 3.51m )

Generously sized double bedroom benefitting from a walk-in dressing room, wood effect flooring, two radiators, double glazed window to front and rear elevation and a door to;

### En-Suite

Modern four piece suite fitted with a wash hand basin, bath, separate shower cubicle and a low level W/C. Having partly tiled walls, a heated towel rail, ceiling spotlights, wood effect flooring and a double glazed window to rear elevation.

### Bedroom Two

11' 1" x 10' 1" ( 3.38m x 3.07m )

Double bedroom having a built-in wardrobe, a radiator, double glazed windows to rear elevation and a door to;

### En-Suite

Modern three piece suite fitted with a wash hand basin, shower cubicle and a low level

W/C. Having ceiling spotlights, an extractor fan and a double glazed window to side elevation.

### Bedroom Three

11' 10" x 10' 1" ( 3.61m x 3.07m )

Double bedroom with a built-in wardrobe, a radiator and a double glazed window to front elevation.

### Bedroom Four

11' x 9' 1" ( 3.35m x 2.77m )

Double bedroom with a built-in wardrobe, a radiator and a double glazed window to front elevation.

### Bathroom

Modern three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having a heated towel rail, ceiling spotlights, an extractor fan and a double glazed window to rear elevation.

### Rear Garden

Beautifully maintained South-East facing garden being mainly laid to lawn and fence enclosed, with a slabbed patio area, outside tap, gated side access and access to the garage.

### Parking

Driveway providing off road parking for four cars.

### Garage

17' x 18' 1" ( 5.18m x 5.51m )

Double garage having power, light and an up and over door.

### Agent's Note

It is our understanding there is an annual maintenance charge of £196 payable to first port.













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EPC Rating: B Council Tax  
 Band: G

Tenure: Freehold

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