



**Connells**

Shepherds Hill  
Southam



### Property Description

Immaculately presented three bedroom detached family home with Annexe, ideally positioned within easy access to local shops, amenities and schools. Having been thoughtfully extended by the current owners, this home offers generous living accommodation throughout beginning with; a welcoming entrance hall, bay-fronted lounge and kitchen/diner. The first floor incorporates three well-proportioned bedrooms and family bathroom, with master benefitting from an en-suite shower room.

This property boasts an Annexe on the ground floor, which includes; a lounge, kitchen and bedroom with en-suite.

Externally there is a driveway to the front aspect providing off road parking for three cars with an additional parking space to the side, in addition to a well-maintained garden to the rear of the property.

The well regarded historic market town of Southam offers rural community living with the advantages of town amenities. Ideally situated between Coventry & Banbury on the A423 Southam is easily connected to Royal Leamington Spa, the County town of Warwick, famous Stratford upon Avon, Gaydon, Daventry and Rugby, where you will find mainline railway links to take you into Birmingham and London. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1.

Within Southam are three primary schools; Southam Primary School, St Mary's Catholic School & St James Church of England. Southam College secondary school is rated outstanding by Ofsted.

### Approach

Via driveway.

### Entrance Hallway

Welcoming entrance hallway with stairs rising

to the first floor with understairs storage cupboard, a double glazed window to side elevation, a radiator and doors to the downstairs cloakroom, lounge and annexe.

### Downstairs Cloakroom

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

### Lounge

15' 11" x 10' 1" ( 4.85m x 3.07m )

Generously sized, light and airy, bay-fronted lounge. Consisting of engineered wood flooring, an electric feature fire place, a radiator and sliding doors leading into the kitchen.

### Kitchen/Diner

16' 11" x 8' 1" ( 5.16m x 2.46m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash bask areas, incorporating a sink and drainer unit. Providing space for appliances/white goods and benefitting from engineered wood flooring, a radiator and French doors leading to the garden.

### First Floor

### Landing

The stairs lead from the hallway. There is a built in storage cupboard, a double glazed window to side elevation and doors to bedrooms 1, 2, and 3 as well as the family bathroom.

## Bedroom One

11' x 10' 8" ( 3.35m x 3.25m )

Double bedroom benefitting from built-in wardrobes, a radiator, a double glazed window to front elevation and a door to;

## En-Suite

Three piece suite fitted with a wash hand basin with vanity unit, shower cubicle and a low level W/C. Having a radiator and a double glazed window to side elevation.

## Bedroom Two

11' x 9' ( 3.35m x 2.74m )

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

## Bedroom Three

10' x 6' 1" ( 3.05m x 1.85m )

Having a built-in cupboard, a radiator and a double glazed window to front elevation.

## Bathroom

Three piece suite fitted with a wash hand basin with vanity unit, bath with shower over and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to rear elevation.

## Outside

## Rear Garden

Good size and well-maintained garden, being mainly laid to lawn and fence enclosed. Having a patio area, wooden shed and gated side access.

## Parking

Driveway providing off road parking for three cars to the front of the property, with an additional parking space to the side.

## Annexe;

## Lounge

11' x 8' 11" ( 3.35m x 2.72m )

Comprising a radiator, double doors into the kitchen and a door to the bedroom.

## Kitchen

6' x 9' ( 1.83m x 2.74m )

Fitted with base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances and comprising French doors leading to the garden.

## Bedroom

11' 1" x 7' 10" ( 3.38m x 2.39m )

Double bedroom with a radiator, a double glazed window to rear elevation and a door to;

## En-Suite

Three piece suite fitted with a wash hand basin, corner shower cubicle and a low level W/C. Having a shaver point, a radiator, ceiling spotlights and a double glazed window to front elevation.









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EPC Rating: Awaited  
 Council Tax Band: D

Tenure: Freehold

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