



PENDICKE STREET SOUTHAM, CV47 1PE

GUIDE PRICE £620,000
FREEHOLD

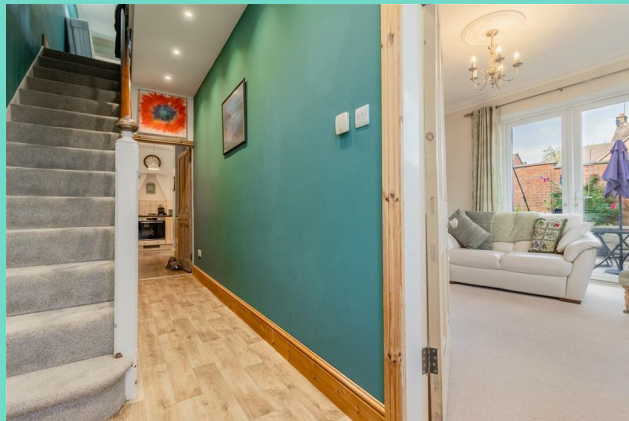
Situated on one of Southam's most well-regarded roads, in the heart of this sought-after market town, this charming and highly versatile four-bedroom home dates back to approximately the 1840s and is full of character and charm.

Offering an impressive amount of living space and exceptional flexibility, the property boasts generously proportioned accommodation throughout, with a wealth of period features and character adding to its appeal. The home presents a wonderful opportunity for its next owners to enjoy a superb family home tailored to their needs.

Ideally positioned for the many amenities and conveniences Southam has to offer, this attractive period property combines space, versatility and a popular location, making it an exciting prospect for families and those looking for a home with plenty of character.

PENDICKE STREET

- Character Property • 4 Bedrooms • Versatile Home • Well Presented • Garage • Guest W/C • Unique Home • Close To Amenities • Great Transport Links Nearby



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Ground Floor:

-Upon entering the property, you are welcomed into a spacious entrance hallway, which sets the tone for the rest of the home and provides access to the principal rooms.

-At the front of the home, you will find a versatile second reception room complete with a bay window with cafe style shutters and French doors, offering the perfect space for a cosy snug, children's playroom or a separate dining room.

-Leading through to the heart of the home, you will find the open-plan, fully fitted kitchen/diner, finished with a range of wall and base units and complemented by a central kitchen island. The kitchen is well equipped with an integrated fridge, electric oven and hob, along with ample space for additional freestanding appliances. Two ornamental fireplaces add charming focal points to the room.

-Just off the kitchen, you will find a convenient guest W/C and separate laundry room, offering a further hand basin along with additional storage space, both with quarry tiled flooring. The laundry room also provides internal access to the spacious double garage, adding further convenience and practicality to the home.

First & Second Floor:

-The main bedroom is situated at the front of the home and is a generously sized double room, flooded with natural light. The room is finished with two built-in double wardrobes and full-height wooden shutters to both windows, while stairs lead to the second floor, where you will find the en-suite shower room. The en-suite is well appointed with his-and-hers hand basins, a W/C and a separate double shower cubicle. This room also includes ample under-eaves storage.

-Bedroom two is a further generously sized double room, with stairs ascending to the second floor and leading to a fantastic, versatile additional space. Flooded with natural light from the skylights, this area would lend itself perfectly to a home office, study or dressing room, offering excellent flexibility to suit the needs of its new owners.

-Bedroom three is a further good-sized double room, complete with a built-in double wardrobe.

-Bedroom four is also a well-proportioned double bedroom, featuring a fitted wardrobe and

stairs ascending to a versatile second-floor space, offering a double bed and sitting area.

-Situated at the rear of the first floor, you will find the bright and airy lounge, which has a real sense of character and a genuine feeling of space. The high ceilings and exposed beams add to its charm, creating a warm and inviting space in which to relax and unwind of an evening.

-The family bathroom is situated towards the rear of the home and is well appointed with a double ended bath featuring a tapless bath-filler, separate shower, hand basin with fitted vanity units and W/C.

Garden, Exterior & Further Property Information:

-To the rear of the property, the home benefits from a walled garden, with a small decorative lawn and complemented by a patio area, gravelled sections and raised borders. This private outdoor space provides the perfect setting for relaxing, entertaining and enjoying the summer months.

-This lovely home also benefits from gated off-road parking, gas central heating and double glazing throughout. Set amidst the beautiful South Warwickshire countryside, while also being within easy reach of a wealth of local amenities, the property offers the ideal balance of rural surroundings and convenient community living.

Important Property Information:

Tenure: Freehold

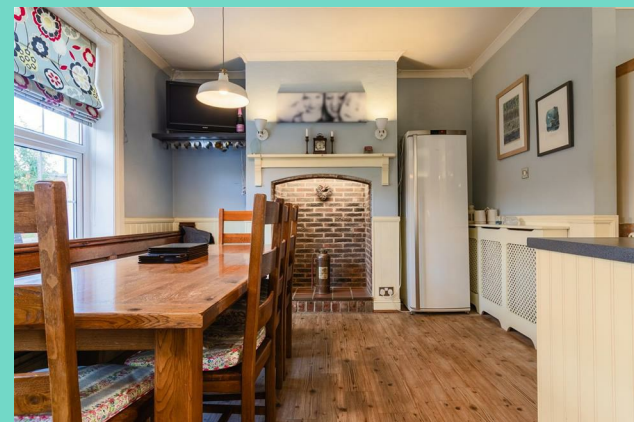
EPC: D

Council Tax Band: C

Local Authority: Stratford On Avon District Council



PENDICKE STREET



38 Pendicke Street



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Head Office Sales
76 Coventry Street
Southam
Warwickshire
CV47 0EA

01926 81 82 88
support@insidehomeslimited.co.uk
www.insidehomeslimited.co.uk