



MILLHOLME CLOSE SOUTHAM

OFFERS OVER £490,000
FREEHOLD

Set on the brow of Southam market town, is this spacious four-bedroom detached family home. With a wealth of space and versatility on offer, this lovely property has much to offer its next owners.

MILLHOLME CLOSE

- Four bedrooms • Double garage • Open plan kitchen/diner • Downstairs office • Conservatory • Modern ensuite to main bedroom • Downstairs w/c • Immaculately presented throughout



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Upon entering the home, you are welcomed into a porchway perfect for muddy boots and paws. This great space leads to a central entrance hallway that leads to all other rooms within the house.

The lounge is a bright and airy room that is flooded with natural light thanks to the large bay window at the front. This immaculately presented room also benefits from a feature gas fireplace offering a genuinely homely feel.

The kitchen/diner is certainly the heart of the home and is beautifully presented in keeping with the rest of the property. This great space is fully fitted with a range of wall and base units and is inclusive of integrated fridge, freezer, dishwasher, wine fridge, washing machine, electric hob, oven, and microwave as well as offering ample space for a large family dining table.

At the front of the downstairs accommodation, you will find a versatile room that is currently used as an at home office but would also lend itself to the perfect children's playroom.

The downstairs accommodation also comprises of a downstairs w/c.

Leading upstairs the home comprises of four bedrooms, an ensuite shower room and a family bathroom.

The main bedroom that is located at the rear of the home is a large double room that is complete with a large built-in wardrobe and the luxury of a modern ensuite shower room that

offers a waterfall shower cubicle and heated towel rail.

Bedrooms two and three are further good-sized double rooms, with bedroom four being a large single room.

Conveniently located between all bedrooms is the family bathroom that is finished with a tiled suite and is inclusive of a shower over the bath and under sink storage.

Leading outside this beautiful home is blessed with a private rear garden that is laid mainly to lawn with a patio area that is perfect for alfresco dining and entertaining guests.

This lovely home also benefits from off road parking, a double detached garage complete with electrics, gas central heating, bespoke shutters throughout and double glazing.

Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this family home offers rural community living at its finest.

Council Tax Band: F

Local Authority: Stratford on Avon District Council

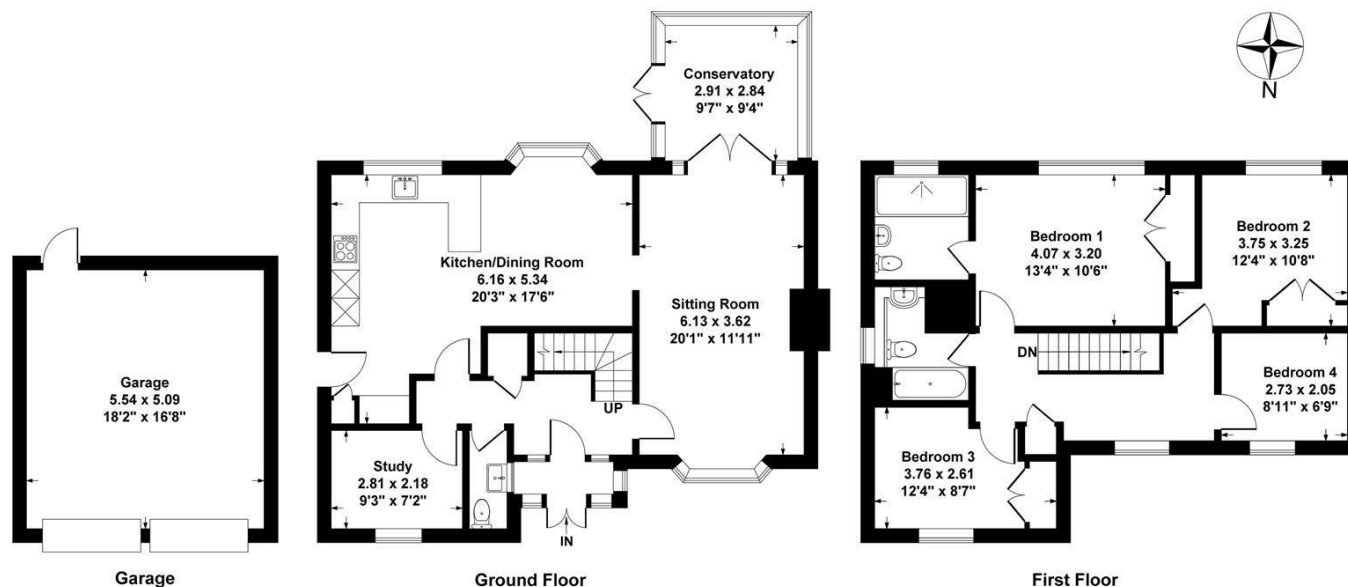
Tenure: Freehold

EPC: D



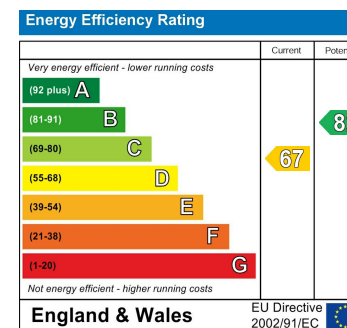
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Ground Floor Approx Area = 78.78 sq m / 848 sq ft
 First Floor Approx Area = 65.03 sq m / 700 sq ft
 Garage Approx Area = 28.19 sq m / 304 sq ft
 Total Area = 172.00 sq m / 1852 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.



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

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