



BUTCHERS CLOSE BISHOPS ITCHINGTON, SOUTHAM, CV47 2PX

GUIDE PRICE £335,000
FREEHOLD

Set within the highly desirable village of Bishops Itchington, is this three-bedroom link detached house.

Well-presented and spacious throughout, this lovely home has much to offer its next owners.

BUTCHERS CLOSE

- 3 Bedrooms • Village

Location • Conservatory • Well

Presented • Driveway Parking • Close To

Amenities • Good Road Links

Nearby • Downstairs Home Office



Set within the highly desirable village of Bishops Itchington, is this three-bedroom link detached house. Well-presented and spacious throughout, this lovely home has much to offer its next owners.

Upon entering the property, you are welcomed into an entrance porch that leads to all other rooms within the home.

At the front of the property, you will find the bright and airy lounge that is flooded with natural light offering the perfect spot to relax of an evening.

Flowing through towards the heart of the home you will find the fully fitted kitchen that is complete with a range of wall and base units and is inclusive of a kitchen island with breakfast bar, electric hob, integrated oven, fridge/freezer and under counter space for white goods.

The kitchen has an open plan approach leading through to the conservatory that overlooks the rear garden and is currently being used as a dining area. The room is also complete with a fitted storage cupboard that houses a washing machine.

The downstairs accommodation is also home to a versatile downstairs office that would also lend itself to the perfect children's playroom.

Upstairs briefly comprises of three bedrooms and a family bathroom.

The main bedroom is situated at the rear of the property and is a good sized double room that's complete with ample fitted storage.

Bedroom two is a further double room complete with fitted storage that is located at the front of the property and bedroom

three is a single room that would also lend itself to the perfect home office or nursery.

The family bathroom is conveniently located close to all bedrooms and is fitted with a modern tiled suite and is complete with a shower over the bath and heated towel rail.

Outside, this lovely property is home to an enclosed rear garden that's laid to lawn and patio with gated rear access, offering the perfect spot for alfresco dining in the summer months.

This home also benefits from off road parking, gas central heating and double glazing throughout. Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home offers rural community living at its finest.

Tenure: Freehold

Local Authority: Stratford On Avon District Council

EPC: C

Council Tax Band: D

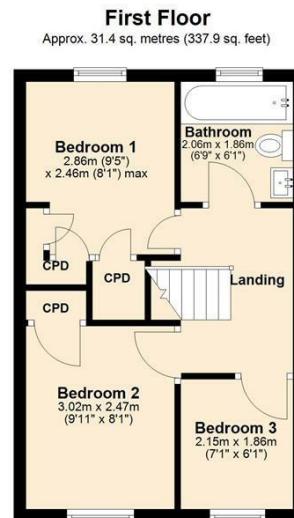
BUTCHERS CLOSE





Total area: approx. 91.5 sq. metres (985.0 sq. feet)

This plan is for illustrative purpose 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 and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	
(69-80)	C	70
(55-68)	D	
(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

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