



Connells

Leys Close
Northend Southam



Property Description

This beautifully presented and deceptively spacious family home is located within the desirable village of Northend, enjoying a semi-rural position close to open countryside and the Burton Dassett Hills. The property offers generous and versatile accommodation arranged over two floors, ideal for modern family living.

The ground floor comprises a welcoming entrance hall, a dual-aspect lounge with feature log burner and French doors opening onto the garden, a separate dining room, and a well-appointed kitchen enjoying views to three aspects. The kitchen is complemented by a matching utility room and a ground floor cloakroom.

To the first floor are four well-proportioned bedrooms, three benefiting from en-suite facilities, together with a family bathroom and access to additional storage and a boarded loft space.

Outside, a generous driveway provides ample off-road parking and access to a part-converted former double garage, now offering a useful home office and remaining storage. The rear garden is attractively landscaped with lawned areas, paved terraces, mature planting and gated side access.

Ideally positioned within a sought-after Warwickshire village, the property offers the perfect balance of countryside living with convenient access to nearby amenities, schooling and transport links.

Introduction

Northend is a charming and unspoilt village, beautifully positioned on the edge of the Burton Dassett Hills and Country Park, a much-loved local beauty spot offering outstanding countryside walks and panoramic views. The village benefits from a traditional public house and enjoys a peaceful rural setting, while remaining conveniently close to the neighbouring village of Fenny Compton.

Fenny Compton is a thriving and well-established village, providing a good range of everyday amenities including a Parish Church, village store, Post Office and public house. The village also offers a Primary School and Health Centre, making it a popular choice for families and those seeking a strong sense of community.

A wider selection of shops and leisure facilities can be found in the nearby market town of Banbury, which offers a varied retail centre, a cinema and a large sports and leisure complex. Banbury's mainline railway station provides direct services to London, Birmingham and the North, while excellent road communications are available via nearby M40 junctions at Gaydon and Banbury. A comprehensive selection of state, grammar and independent schools are easily accessible within the surrounding area.

Entrance Hall - A welcoming entrance hall accessed via a front-facing door, featuring attractive oak flooring. A staircase rises to the first floor, with a useful understairs storage cupboard. Doors lead to the lounge, dining room, kitchen and ground floor WC.

Cloakroom - Fitted with an obscure double-glazed window to the front elevation, comprising a WC and wash hand basin. Additional features include an extractor fan and radiator.

Sitting Room - A spacious dual-aspect reception room featuring double-glazed windows to both the front and rear elevations. French doors open directly onto the rear garden, allowing for plenty of natural light. The room benefits from two radiators and a striking feature log burner, with double doors providing a seamless connection through to the dining room.

Dining Room - A light and airy dining room featuring a double-glazed window to the rear elevation. French doors open directly onto the rear garden, creating an ideal space for entertaining and

indoor-outdoor living. The room is further complemented by a radiator.

Kitchen/Breakfast Room -A well-appointed kitchen enjoying double-glazed windows to the front, side and rear elevations, creating a bright and airy space. The room features ceramic tiled flooring with underfloor heating and is fitted with a range of matching wall and base units, complemented by work surfaces and an inset Belfast sink. There is space for a Rangemaster cooker with extractor hood above, with integrated appliances including a dishwasher and fridge freezer. A door provides access through to the utility room.

Utility Room -Fitted with a range of wall and base units with work surface over and an inset stainless steel sink and drainer unit. There is space and plumbing for a washing machine, along with a door providing access to the converted garage and an external door to side elevation.

First Floor

Landing -A bright central landing featuring a double-glazed window to the front elevation. The landing benefits from an airing cupboard and provides access to the bedrooms and family bathroom.

Bedroom One -A well-proportioned principal bedroom featuring a double-glazed window to the rear elevation. The room benefits from two built-in wardrobes, a radiator, and a door leading through to the en-suite bathroom.

En-Suite Bathroom -Partly tiled en-suite bathroom fitted with an obscure double-glazed window to the side elevation, comprising WC and wash hand basin in vanity unit and a bath. The room is complemented by a heated towel rail and extractor fan.

Bedroom Two -A well-proportioned double bedroom featuring a double-glazed window to the front elevation. The room benefits from a fitted wardrobe, radiator, and a door leading through to the en-suite shower room.

En-Suite Shower Room -Partly tiled and fitted with an obscure double-glazed window to the side elevation. The suite comprises a WC, wash hand

basin and walk-in shower, and is further complemented by a radiator.

Bedroom Three - A bright dual-aspect bedroom featuring double-glazed windows to the rear and side elevations. The room benefits from a fitted wardrobe, access to a boarded loft space, and a door leading through to the en-suite shower room.

En-Suite Shower Room - Fitted with a contemporary suite comprising a walk-in shower, wash hand basin and WC. Additional features include a heated towel rail and extractor fan.

Bedroom Four - A comfortable bedroom featuring a double-glazed window to the rear elevation. The room benefits from a radiator and a useful built-in storage cupboard.

Bathroom - A partly tiled family bathroom fitted with a suite comprising a bath, WC and wash hand basin. The room is enhanced by a radiator and an obscure double-glazed window to the front elevation.

Office - A versatile room, currently used as an office. Comprising, two double glazed windows to the side elevation, radiator and French doors to the rear into garden.

Single Garage

Having up and over door to the front, power sockets, door into the office and door into the utility

Outside

Front - To the front of the property is an attractively arranged foregarden, laid mainly to lawn with gravelled area and a pathway leading to the main entrance. A generous driveway provides ample off-road parking and leads to the double garage.

Rear Garden - An attractive, well-landscaped rear garden featuring lawned areas and paved patio spaces ideal for seating and outdoor dining. The garden is further enhanced by pretty planted borders with a variety of mature shrubs and plants. A gated access leads to the front driveway, and the boundaries are defined by timber fencing.

Council Tax

Local Authority: Stratford District Council

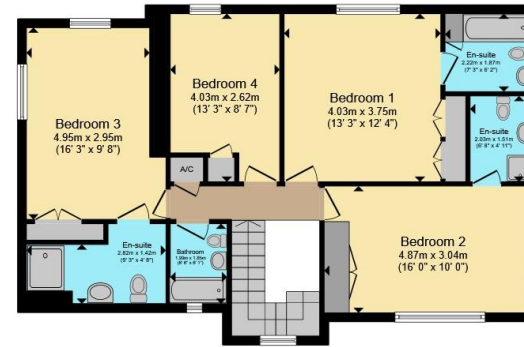








Ground Floor



First Floor

Total floor area 204.9 m² (2,206 sq.ft.) approx

This floor plan is for illustrative purposes 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WBE104178



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBE104178 - 0005