MARSTON CROFT

SOUTHAM, CV47 1PX

GUIDE PRICE £367,500

FREEHOLD

Situated on the edge of the highly desirable market town of Southam, this well-presented three-bedroom detached home offers generous living space and excellent versatility throughout. Beautifully maintained and thoughtfully arranged, this attractive property provides a wealth of accommodation to suit a variety of lifestyles and has much to offer its next owners.

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• 3 Bedrooms • Study • Guest W/C • Off Road Parking • Well Presented • Close To Amenities • Great Road Links Nearby • En Suite To Main Bedroom • Enclosed Rear Garden

Ground Floor:

-Upon entering the property, you are welcomed into a spacious entrance hallway, which provides access to the principal rooms throughout the home.

-At the heart of the home is a bright and spacious lounge, flooded with natural light through dual-aspect French doors. The room offers a warm and inviting atmosphere, further enhanced by a charming log burner, creating the perfect space to relax and unwind.

-Extending the full depth of the property is the well-appointed kitchen/diner, fitted with a modern range of wall and base units. The kitchen is equipped with an integrated fridge/freezer, electric oven, induction hob, and under-counter space for additional white goods. Offering ample room for a family dining table, this versatile space is ideal for both everyday living and entertaining, while also providing direct access to the rear garden.

-Located at the rear of the property is a versatile home study, ideal for those working from home. Equally, the room would make an excellent children's playroom, offering flexible accommodation to suit a variety of needs. The space is further enhanced by a useful fitted storage cupboard.

-The ground-floor accommodation is further complemented by a convenient guest W/C, adding to the practicality of the home.

First Floor:

-Situated at the rear of the property, the principal bedroom offers generous double accommodation and benefits from the luxury of a fully fitted en-suite shower room.

-Velux windows allow an abundance of natural light to flood the room, creating a bright and airy retreat.

-Bedrooms two and three are both situated at the front of the property and provide further well-proportioned double accommodation, making them ideal for family members, guests, or additional home-working space.

-Conveniently located to serve all bedrooms, the family bathroom is fitted with a contemporary tiled suite and comprises a freestanding bath, separate shower cubicle, wash hand basin, W/C, and a heated towel rail.

Garden, Exterior & Further Property Information:

-Outside, the property benefits from a private and enclosed rear garden, laid predominantly to lawn and complemented by a patio area that is perfect for al fresco dining and entertaining during the warmer months. The garden also features a useful garden shed, providing additional storage space for tools and outdoor equipment.

-This attractive home is further enhanced by off-road parking for multiple vehicles, oil-fired central heating, and double glazing throughout.

-Surrounded by the beautiful South Warwickshire countryside and benefiting from a wealth of local amenities and excellent transport links nearby, this delightful home offers the perfect blend of rural community living and everyday convenience.

Important Property Information:

Tenure: Freehold
EPC: C
Council Tax Band: C
Local Authority: Stratford On Avon District Council
Management Fee: £50 per month

Disclaimer

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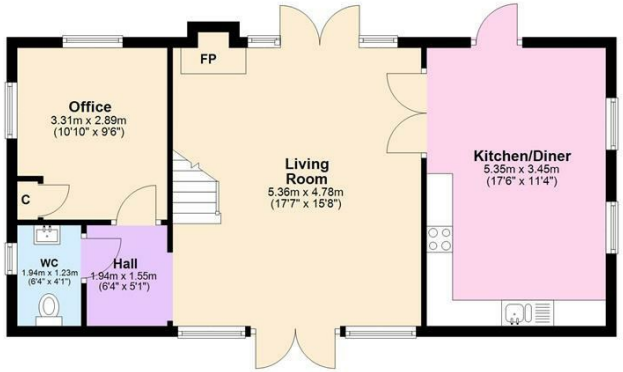
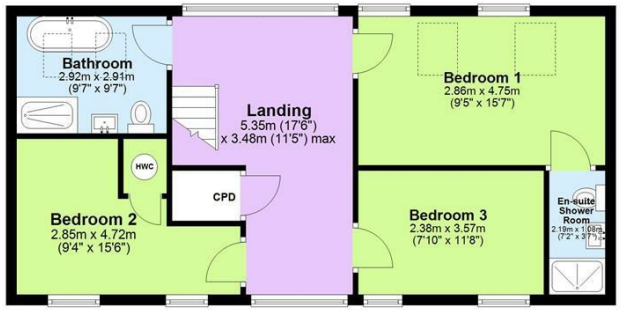
Ground Floor

Approx. 60.5 sq. metres (651.6 sq. feet)



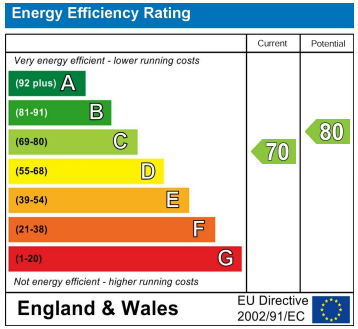
First Floor

Approx. 59.4 sq. metres (639.7 sq. feet)
(excluding En-suite Shower Room)



Total area: approx. 120.0 sq. metres (1291.4 sq. feet)

This 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 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.



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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