



THORN WAY

SOUTHAM, CV47 9PF

GUIDE PRICE £345,000
FREEHOLD

Set along one of the most highly desirable roads in the heart of the sought-after village of Long Itchington, this spacious three-bedroom bungalow presents an exciting opportunity for its next owners.

Occupying a generous plot, the property offers excellent potential for improvement, modernisation and possible further enhancement, subject to the necessary planning permissions. With well-proportioned accommodation and plenty of scope to make the home your own, this is a rare opportunity to acquire a bungalow in such a desirable village setting.

With its appealing location, substantial plot and considerable potential, this lovely home is sure to attract considerable interest.

THORN WAY

• Great Potential • 3 Bedrooms • Guest

W/C • Substantial

Garden • Driveway • Garage • Workshop • Clo

To Amenities • Great Transport Links



Property Particulars:

-Upon entering the property, you are welcomed into a central entrance hallway, providing access to all of the principal rooms within the home and creating a practical and inviting introduction to the accommodation.

-Located at the rear of the home, you will find the bright and airy lounge/diner, which is flooded with natural light thanks to its dual-aspect outlook. The room also benefits from sliding patio doors, providing direct access to the rear garden and creating a lovely connection between the indoor and outdoor living spaces.

-Just off the lounge and also situated at the rear of the home, you will find the fully fitted kitchen, which is finished with a range of wall and base units, providing ample storage and workspace. The kitchen is further complemented by a Rangemaster oven and useful under-counter space for white goods.

-The main bedroom is situated at the front of the home and offers generous double-bedroom accommodation. Bedroom two is a further well-proportioned double bedroom and benefits from built-in wardrobes, providing excellent storage space.

-The third bedroom is located at the rear of the home and enjoys views over the garden through sliding patio doors. Offering generous double-bedroom accommodation, this versatile room also provides a wonderful connection to the outdoor space.

-The main shower room is centrally located within the home and is fitted with a modern white suite, comprising a walk-in shower, hand basin and WC.

-The accommodation further benefits from a convenient guest WC.

Garden, Exterior & Further Property Information:

-This attractive property benefits from a substantial plot, featuring generous rear and side gardens laid predominantly to lawn and complemented by established foliage borders. The property also boasts a well-maintained lawned front garden, adding to its attractive kerb appeal.

-The property further benefits from a spacious garage with an attached workshop, both of which have convenient pedestrian access and offer an excellent amount of storage space and versatility, making them ideal for a range of uses.

-This lovely home further benefits from oil-fired central heating, double glazing throughout and off-road driveway parking.

-Surrounded by the beautiful South Warwickshire countryside, while benefiting from a wealth of local amenities and excellent road links on its doorstep, this lovely home offers the perfect combination of peaceful village living and convenient access to the surrounding area. With its generous plot, versatile accommodation and exciting potential, this is a wonderful opportunity for its next owners.

Important Property Information:

Tenure: Freehold

EPC: E

Local Authority: Stratford On Avon District Council

Council Tax Band: D

Conservation: The property is situated within a designated Conservation Area.



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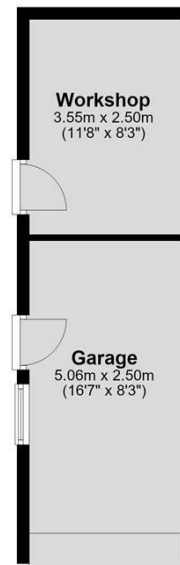




Main area: Approx. 84.8 sq. metres (912.5 sq. feet)

Plus garages, approx. 12.7 sq. metres (136.3 sq. feet)
Plus outbuildings, approx. 8.9 sq. metres (95.6 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.



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