



STONE FURLONG

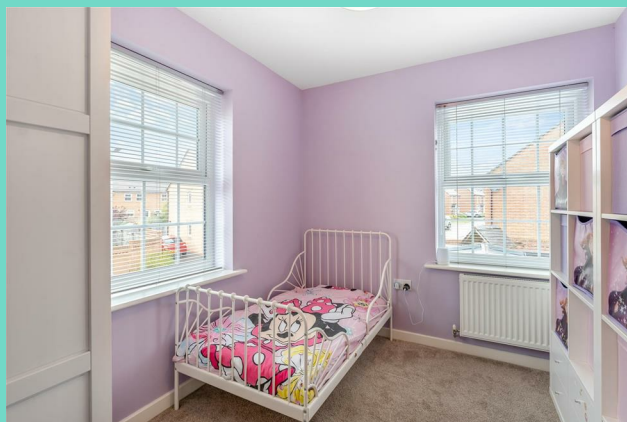
SOUTHAM, CV47 9AG

GUIDE PRICE £475,000
FREEHOLD

This immaculate four bedroom detached home is located on the Spinney Fields Estate in the popular village of Long Itchington and is within an easy walk of the local school and shops. This family home also benefits from convenient transport links to Leamington, Warwick, Coventry, JLR and major road and rail networks.

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- 4 Bedrooms • Utility Room • Extended • En Suite To Main • Off Road Parking • Garage • Enclosed Rear Garden • Open Plan Kitchen/Diner • Village Location



Upon entering the house, you are welcomed into a central entrance hallway that leads to all other rooms within the home.

The lounge is located to the front and is of a generous size. This attractive space, with its dual aspect windows, has a genuinely homely feel and offers the perfect spot for relaxing with the family.

To the rear of the property, you will find the recently extended open plan kitchen/diner with a comprehensive range of modern wall and base units with an integrated dishwasher, oven, gas hob and space for a freestanding fridge/freezer. This room provides access to the utility room with space for washing machine, dryer and ample under stairs storage with additional access to the side of the property. A door leads from the dining area to the rear garden and a large roof lantern floods the area with natural light and provides a bright and airy space.

The downstairs accommodation also benefits from a downstairs w/c and additional storage.

The first-floor accommodation comprises of the main suite, three further double bedrooms and a family bathroom.

The main bedroom is located at the front of the home and is a good-sized double room that benefits from a partially tiled ensuite with walk in shower, w/c and pedestal wash basin.

Bedroom two, with dual aspect windows, is also located at the front of the home and is another good-sized double room with space for freestanding wardrobes.

Bedrooms three and four are double rooms at the rear of the property with views over the garden.

The family bathroom is partially tiled, is of a good size and has been fitted with a contemporary white suite comprising of a shower over the bath as well as a heated towel rail.

Leading outside, this lovely home is blessed with a low maintenance rear garden that offers a great space for alfresco dining and entertaining guests. The garden is laid to lawn with a separate patio area.

The single garage is accessed via a driveway and the rear garden with an up and over door providing access to the garage and is complete with lighting providing versatile storage space. This space offers a wealth of uses and would make a great home gym or workshop.

This beautiful family home further benefits from gas central heating, double glazing throughout, off road parking for two vehicles, an EV charger and a wealth of amenities on its doorstep.

Tenure: Freehold

Local Authority: Stratford on Avon District Council

Council Tax Band: E

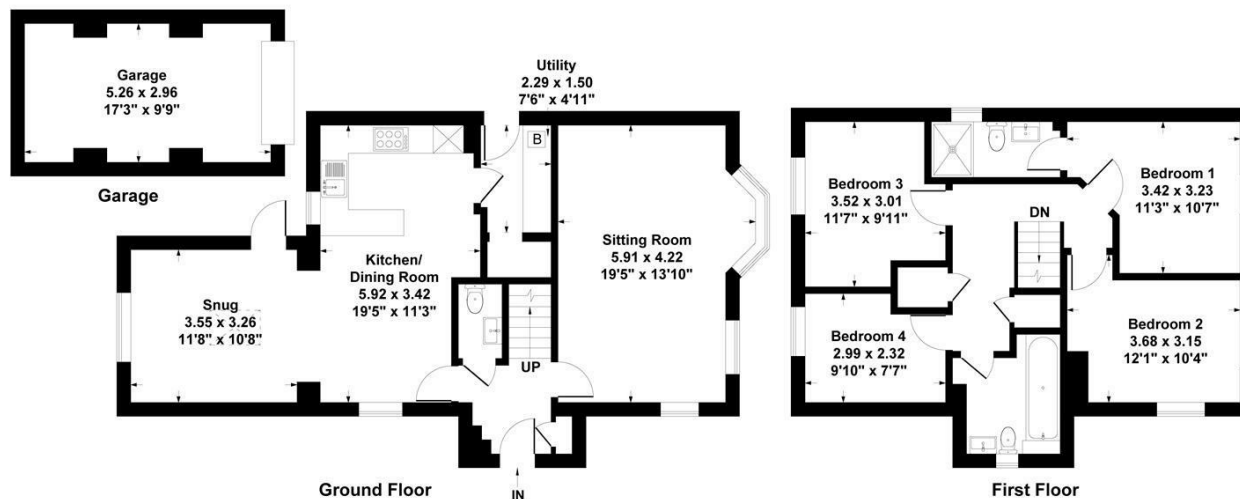
Maintenance Fee: approx £190 per annum

EPC: B



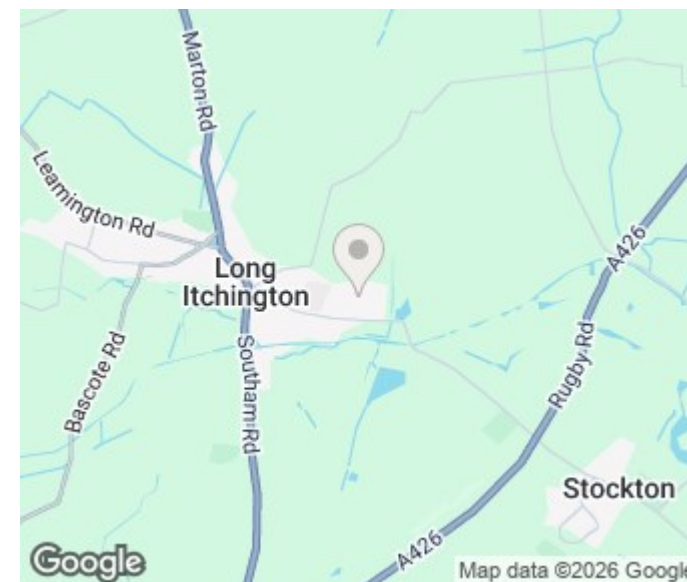
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Ground Floor Approx Area = 67.81 sq m / 730 sq ft
 First Floor Approx Area = 57.90 sq m / 623 sq ft
 Garage Approx Area = 15.57 sq m / 168 sq ft
 Total Area = 141.28 sq m / 1521 sq ft

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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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