

# Property details approval form

3 Weighbridge Drive, Bishops Itchington, SOUTHAM, Warwickshire, England, CV47 2EE

Date: 20 May 2026

Property Ref and Version: STH105229 - 0009

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# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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offers over £550,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: B
- > 4 BEDROOM DETACHED HOUSE
- > VILLAGE LOCATION
- > LANDSCAPED GARDEN
- > PRIVATE DRIVEWAY
- > SPACIOUS LIVING ACCOMMODATION
- > MODERN HOME OFFICE
- > EXCELLENT ACCESS TO SOUTHAM AND LOCAL AMENITIES
- > PANTRY AND UTILITY ROOM

## ○ Short Description

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**\*\*EXCEPTIONAL FOUR BEDROOM DETACHED HOME \*\*** In the desirable village of Bishops Itchington, offering spacious living accommodation, a stylish open-plan kitchen/dining area, and a beautifully landscaped tiered garden with a modern garden room. Ideal for families, with driveway parking.

## ○ Long Description

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STUNNING FOUR BEDROOM DETACHED FAMILY HOME

Situated in the highly sought-after village of Bishops Itchington, this beautifully presented four-bedroom detached home offers spacious and versatile accommodation, perfect for modern family living.

The ground floor comprises a welcoming entrance hallway leading to a bright and airy living room, a stylish open-plan kitchen/dining area with ample storage and integrated appliances, and a separate utility and pantry room. The dining space benefits from direct access to the rear garden, creating an ideal setting for both everyday living and entertaining.

Upstairs, the property offers four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, alongside a contemporary family bathroom.

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Externally, the property truly stands out with a thoughtfully designed, landscaped rear garden arranged over multiple tiers. A spacious patio area provides the perfect space for outdoor seating and dining, complemented by a modern garden room ideal for use as a home office or gym. Steps lead up through beautifully planted borders and lawned areas, creating a private and tranquil outdoor retreat.

To the front, the property benefits from a driveway providing off-road parking.

Located within easy reach of local amenities, well-regarded schools, and excellent transport links to Southam, Leamington Spa, and surrounding areas, this exceptional home combines village charm.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### Approach

The property approach via a wide tarmac driveway providing ample off-road parking, complemented by a neatly landscaped frontage with mature shrubs and planted borders. A paved pathway leads to the attractive covered entrance, creating a welcoming first impression. The house enjoys a smart and contemporary street presence, enhanced by its attractive brick facade and well-maintained surroundings.

### Hallway

A bright and neatly presented entrance hallway. The space benefits from natural light through the glazed front door, enhancing the sense of openness. Thoughtfully styled with practical storage solutions, a radiator, and space for furniture, the hallway also provides access to the main ground floor accommodation, making it both functional and inviting.

### Downstairs W/C

The Cloakroom has been stylishly presented with a rich dark -toned decor, creating a sophisticated and contemporary feel. Complemented by warm wooden shelving, tasteful lighting and a radiator. There is a white modern suite that comprises of a hand sink basin and toilet with an additional door leading to a storage cupboard.

### Living Room

The living room is beautifully presented with a calm and contemporary colour palette, creating a warm and inviting atmosphere. A large bay window to the front of the property allowing natural lighting. The floor is carpeted with a radiator.

### Kitchen/Diner

This open plan kitchen and diner is well presented; it comprises of integrated appliances such as oven and fridge freezer. There is a gas hob and overhead extractor fan with wall and base units. Area for dining table with double glazed doors and windows leading out to the rear garden creating natural light throughout. A radiator is present and wooden flooring with doors leading to the pantry, utility room and the playroom.

### Playroom

The playroom has herringbone flooring, double glazed window to front aspect of the property and the room benefits from underfloor heating.

### Pantry

The pantry has wooden shelving units around the walls along with a freestanding fridge freezer.

### Utility Room

The utility room has wall and base units and surface area; it houses the freestanding washing machine and dryer with back door access to the rear garden.

### Landing

The landing is fully carpeted with access to the bedrooms and bathroom. There is a double-glazed window to the side aspect with storage cupboard and loft access which is fully boarded.

### Bedroom One

Bedroom one is fully carpeted with a double-glazed window to front, radiator and door leading to the en-suite;

### En-Suite

En-suite has an obscured double-glazed window to side aspect, modern suite with a shower cubicle, sink basin and toilet. The bathroom is fully tiled with laminate flooring.

### Bedroom Two

Bedroom two is fully carpeted with a double-glazed window to the front aspect and a radiator.

### Bedroom Three

Bedroom three has a double-glazed window to rear aspect, carpeted and radiator.

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### **Bedroom Four**

Bedroom four has a double-glazed window to rear aspect, carpeted and radiator.

### **Bathroom**

The family bathroom comprises of a modern unit's including a bath, toilet, sink basin and a shower cubicle. There is laminated flooring along with tiled walls.

### **Rear Garden**

This beautifully landscaped, tiered garden designed for both relaxation and entertaining. In the foreground, there is a spacious patio area laid with large, light-coloured stone slabs, creating a clean and modern outdoor seating space.

To the left of the patio, there is a stylish timber garden room or home office with large glass doors.

Leading up from the patio, a set of wooden steps guides the grass lawn and shed and greenhouse. The garden is thoughtfully arranged with raised timber beds filled with a variety of lush greenery, mature shrubs, and flowering plants, creating a rich and vibrant natural setting. A winding pathway continues upward, bordered by well-maintained lawn sections and abundant planting, adding depth and visual interest.

The garden is enclosed by wooden fencing, providing privacy, while mature trees and layered planting give a sense of seclusion and tranquillity. Overall, the space combines contemporary design with natural landscaping, offering a serene and versatile outdoor environment.

### **Outbuilding**

To the left of the patio, there is a fully insulated contemporary garden office/studio with large-format glazing, ideal for home working, fitness, creative use or additional entertaining space.

### **Special Features**

Sensor lighting throughout the whole house and fully boarded loft.

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## ○ Property Images



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## ○ Floor Plan



Total floor area 166.1 m<sup>2</sup> (1,787 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



## ○ Approval

Signature

Date

	Signature	Date
Prestan Reilly-Constable		
Mr S.E. MCGauley		