

Peter Clarke

IN ASSOCIATION WITH

Winkworth



6 Ictone Way, Bishops Itchington, Southam, CV47 2DQ

- Immaculate four double bedroom detached family home
- Study/home office
- Offering four well proportioned bedrooms
- Two en suite shower rooms and luxury family bathroom
- Stunning open plan kitchen/dining/living space
- Two en-suite bedrooms including principal suite with dressing area
- Separate bay fronted sitting room
- Utility room and downstairs cloakroom
- Landscaped rear garden
- Driveway parking and detached single garage



Offers Over £640,000

Peter Clarke in association with Winkworth are delighted to present this immaculately presented four double bedroom detached family home, ideally positioned within a sought-after modern development in the popular village of Bishops Itchington.

Offering approximately 1,885 sq ft of beautifully arranged accommodation, this exceptional home has been thoughtfully designed for modern family living, centred around a stunning open plan kitchen/dining/living space and complemented by two en-suite bedrooms, a landscaped rear garden and a detached garage with driveway parking. Finished to a high standard throughout and benefitting from the remainder of an NHBC warranty, this is a superb turnkey home ready to move straight into.

ACCOMMODATION

The property is entered via a spacious and welcoming entrance hall, setting the tone for the quality and finish found throughout. From here, doors lead to a well proportioned study, ideal for home working, a downstairs cloakroom, and a stylish bay fronted sitting room, offering a cosy yet elegant retreat with a feature fireplace.

To the rear of the property lies the heart of the home — a superb open plan kitchen/dining/living space, designed with both everyday living and entertaining in mind. The kitchen is fitted with a comprehensive range of contemporary wall and base units, complemented by integrated appliances and a central breakfast bar. This space flows seamlessly into a generous dining and living area, with bi-fold doors opening onto the rear garden, allowing natural light to flood in and creating an excellent indoor outdoor connection.

A separate utility room provides additional storage and space for appliances, with convenient access to the garden.

To the first floor, the property offers four well proportioned double bedrooms. The principal bedroom is particularly impressive, featuring a dressing area, high ceilings and a stylish en-suite shower room. A second bedroom also benefits from its own en-suite, making it ideal for guests or older children.

Two further double bedrooms are served by a well-appointed family bathroom, fitted with a modern suite including a bath with shower over, wash hand basin and wc.

OUTSIDE

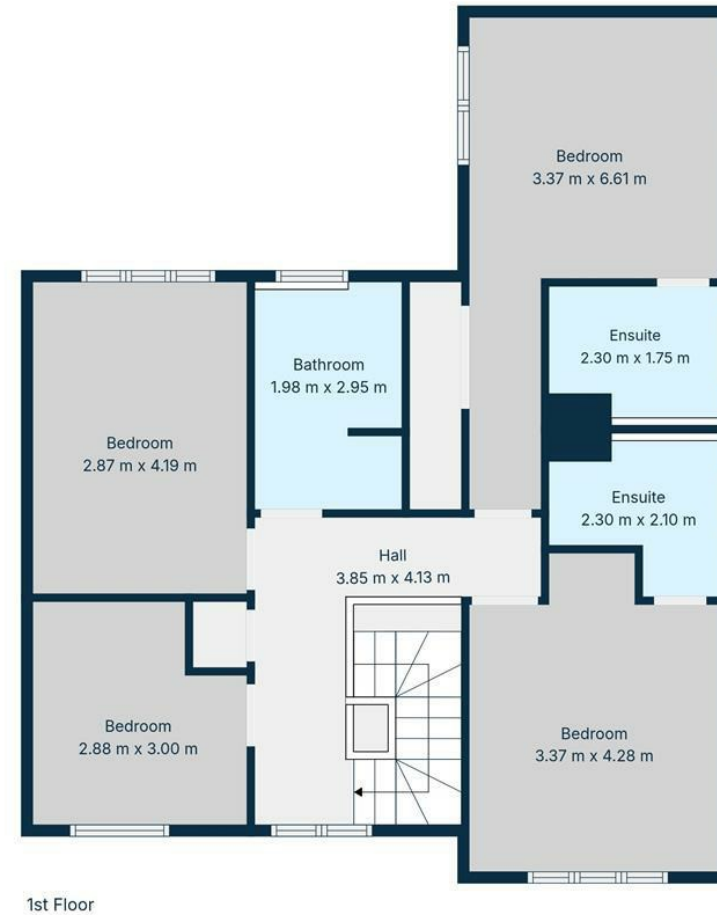
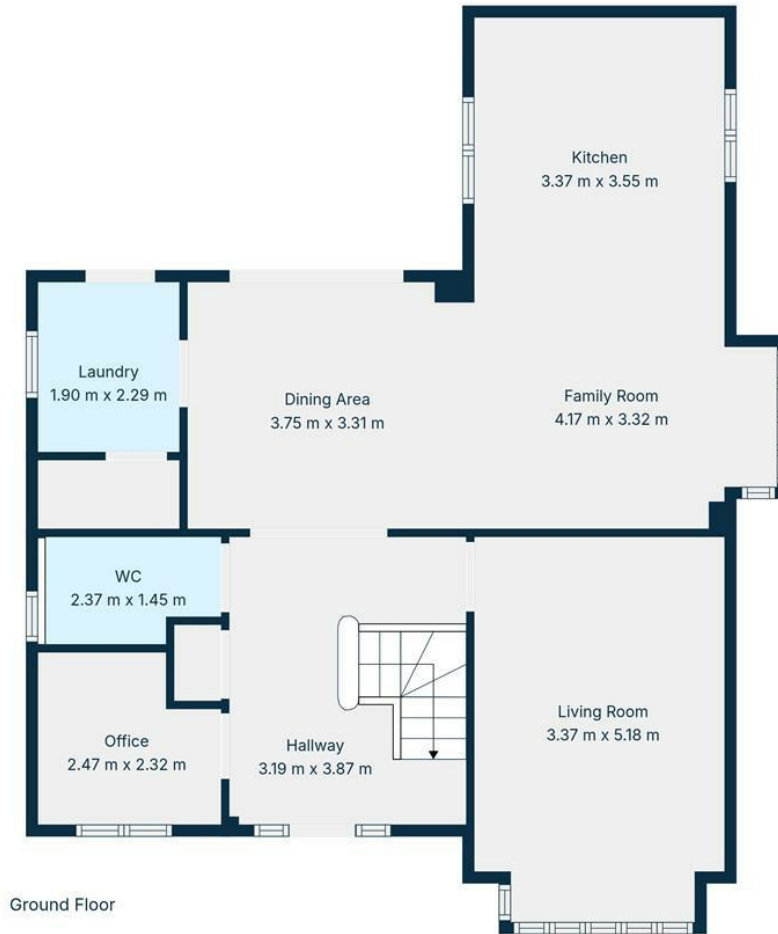
The property enjoys a beautifully landscaped walled rear garden, thoughtfully designed to provide distinct areas for relaxing and entertaining. A spacious porcelain patio sits directly off the rear of the house, leading onto a lawn with well stocked borders, alongside a raised decked seating area.

PARKING

To the front, a driveway provides off street parking and leads to a detached garage, offering further storage or parking.

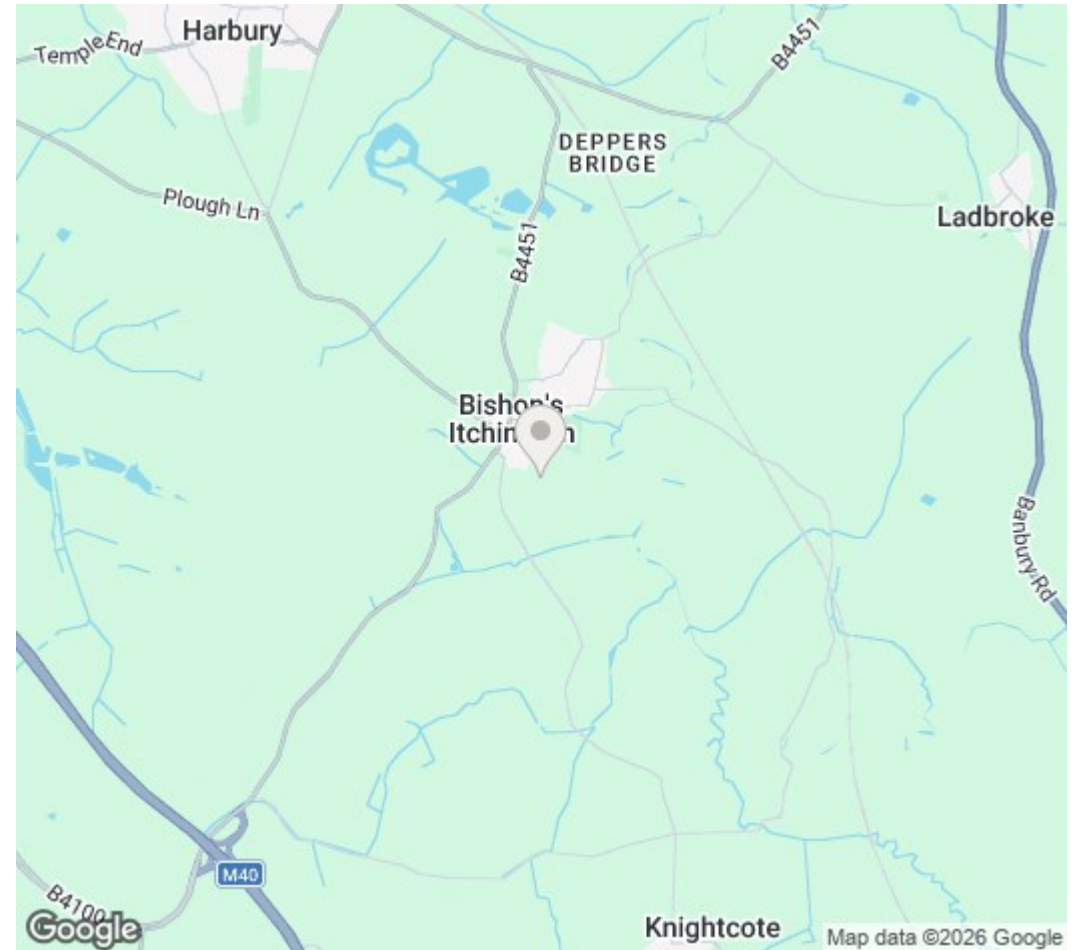
GENERAL INFORMATION





TOTAL: 165 m2
Ground floor: 84 m2, 1st floor: 81 m2
EXCLUDED AREAS: WALLS: 14 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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AN ASSOCIATE OF WINKWORTH

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