



Connells

Plough Lane
Bishops Itchington Southam

Plough Lane Bishops Itchington Southam CV47 2QL

for sale offers in the region of
£470,000



Property Description

Extended, traditional, semi-detached family home offering an abundance of living accommodation throughout!

Positioned in a stunning rural setting in the popular village of Bishop's Itchington.

Bishops Itchington is a charming village with a strong sense of community, offering a range of local amenities, including shops, schools and pubs. The property is conveniently located close to Southam, with its vibrant town centre and transport links.

In brief this home comprises; welcoming entrance hallway, Lounge, Home office, downstairs cloakroom and open plan kitchen/dining room.

The first floor incorporates four well-proportioned bedrooms, with en-suite to master, and the family shower room.

Externally the property benefits from front and rear gardens, ample driveway parking and additional outbuilding which can be used as a gym or workshop.

Approach

Via driveway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, tiled flooring, a radiator, ceiling spotlights and doors to the lounge, study/home office, downstairs cloakroom and open plan kitchen/dining room.

Downstairs Cloakroom

Fitted with a wash hand basin with vanity unit, low level W/C, ceiling spotlights, a radiator and an extractor fan.

Lounge

10' 11" x 16' 1" (3.33m x 4.90m)

Spacious, light and airy lounge consisting of a log burner, a radiator and a double glazed window to front elevation.

Office/Snug

9' 11" x 10' 10" (3.02m x 3.30m)

Having a feature open fire, tiled flooring, a radiator and double glazed windows to front and side elevations.

Kitchen/Diner

13' max x 25' 1" (3.96m max x 7.65m)

Modern kitchen/diner, fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a large Belfast sink. Integrated appliances include; a dishwasher and a fridge/freezer, whilst providing space for a Range Master. Benefitting from a central island, wine cooler, television point, slate tiled flooring with underfloor heating, a velux window and two sets of French doors leading onto the outdoor decking area.

Utility Room

5' 1" x 6' 1" (1.55m x 1.85m)

Fitted with wall and base units, providing space for a washing machine and a tumble dryer and housing the central heating boiler.

Comprising slate tiled flooring.

First Floor

Landing

The stairs lead from the hallway. There is access to the loft which is partly boarded, ceiling spotlights, a double glazed window to rear elevation and doors to all bedrooms and the family bathroom.

Master Bedroom

12' 1" x 16' max (3.68m x 4.88m max)

Double bedroom having a radiator, a double glazed window to front elevation and a door to;

En-Suite

Three piece suite fitted with a wash hand basin with vanity unit, bath with shower over and a low level W/C. Having partly tiled walls, a heated towel rail, ceiling spotlights, an extractor fan and a double glazed window to front elevation.

Bedroom Two

13' x 12' 1" (3.96m x 3.68m)

Double bedroom with a radiator and a double glazed window to rear elevation.

Bedroom Three

14' x 9' 11" (4.27m x 3.02m)

Double bedroom with a radiator and double glazed windows to front and side elevations.

Bedroom Four

11' x 6' 11" (3.35m x 2.11m)

Double bedroom with a radiator and a double glazed window to rear elevation.

Shower Room

Three piece suite fitted with a wash hand basin, walk-in shower and a low level W/C. Having fully tiled walls and ceiling, spotlights and a double glazed window to side elevation.

Outside

Front Of The Property

Stoned driveway providing off road parking for four cars, with a lawned front garden having trees and shrubs and gated side access.

Rear Garden

Beautifully maintained, private garden being mainly laid to lawn, with a decking area and a wooded shed. With a door leading to the outbuilding.

Outbuilding

12' 1" x 19' 1" (3.68m x 5.82m)

With double glazed windows to side and rear elevations.









Ground Floor



First Floor

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.focalagent.com

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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