

# Property details approval form

3 Lime Grove, Bishops Itchington, SOUTHAM, Warwickshire, England, CV47 2WH

Date: 14 May 2026

Property Ref and Version: STH105217 - 0006

Not for marketing purposes INTERNAL USE ONLY

# 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.

# Property details approval form

3 Lime Grove, Bishops Itchington, SOUTHAM, Warwickshire, England, CV47 2WH

Date: 14 May 2026

Property Ref and Version: STH105217 - 0006

## ○ Price

---

offers over £260,000

Tenure: Freehold

## ○ Key Features

---

- > Energy Rating: B
- > TWO DOUBLE BEDROOMS
- > DRIVEWAY
- > DOWNSTAIRS W/C
- > SEMI-DETACHED
- > VILLAGE LOCATION
- > MODERN KITCHEN WITH BUILT IN APPLIANCES
- > LANDSCAPED GARDEN
- > CLOSE TO NATURE RESERVE

## ○ Short Description

---

A stylish 2-double-bedroom, semi-detached home featuring a modern kitchen with built-in appliances and light-filled living spaces. This property is perfect for first-time buyers, offering a relaxing landscaped garden and a comfortable lounge/diner, all just a stone's throw away from a nature reserve

## ○ Long Description

---

Connells are delighted to bring to market this immaculately presented and generously sized TWO BEDROOM SEMI-DETACHED house ideally situated on the popular Modern Development In the sought-after village of BISHOPS ITCHINGton.

The property itself briefly comprises a downstairs W/C, entrance hall, modern kitchen, bright lounge/dining room with a large storage cupboard, landing, TWO DOUBLE BEDROOMS, family bathroom, PRIVATE REAR GARDEN with a shed for storage and DRIVEWAY with parking for 2.

The well-established village of Bishops Itchington is conveniently located on the B4451 for commuting into Gaydon, Rugby, Coventry, Banbury, Daventry, Leamington Spa and Warwick, where you will find extensive shopping facilities. Motorway links are provided by the M40 Junction 12, with easy access to the M1 as well as rail links from Leamington Spa, Coventry, Rugby and Banbury into London and Birmingham and reliable local bus services.

# Property details approval form

3 Lime Grove, Bishops Itchington, SOUTHAM, Warwickshire, England, CV47 2WH

Date: 14 May 2026

Property Ref and Version: STH105217 - 0006

Bishops Itchington has a thriving social and community spirit and offers a Co-op, newsagents, a post office, a village shop, a doctor's surgery, a pub, a social club, a fish and chip takeaway, a hairdressers, St Michael's Church, Ladybirds Preschool, Bishops Itchington Primary School, recreational facilities and a community/youth centre. There is also the Bishop's Itchington Memorial Hall and the Blue Butterfly Community Cafe, which operates from the community centre.

## ○ Directions

---

## ○ Agents Note

---

# Property details approval form

3 Lime Grove, Bishops Itchington, SOUTHAM, Warwickshire, England, CV47 2WH

Date: 14 May 2026

Property Ref and Version: STH105217 - 0006

## ○ Room Description

---

### Approach

Situated close to a nature reserve in the very popular village of Bishops Itchington, with a paved footpath leading to an open-canopy porch and front door with side access to the rear garden via a gate. Driveway parking for two cars directly in front of the property.

### Entrance Hall

Downstairs toilet: door to the front aspect, stairs rising to the first floor, radiator, and laminate flooring with a door leading to the kitchen, living/dining room and downstairs toilet.

### Downstairs W/C

Obscured double-glazed window to the side aspect, hand sink basin and toilet, radiator and laminate flooring;

### Kitchen

The kitchen is fitted with a range of wall and base units with surfaces over, incorporating a one-and-a-half-bowl sink with drainer unit, an integrated electric oven, a fridge-freezer and a washer/dryer. Overhead extractor fan, double-glazed window to the front aspect with laminate flooring.

### Lounge/Diner

living room/dining area comprises double-glazed doors leading to the rear garden. The room is fully carpeted with 2 radiators and a large under-the-stairs cupboard.

### Landing

The landing is fully carpeted with a double glazed window to side aspect with doors leading to all rooms and bathroom.

### Bedroom One

hatch access.

Bedroom one is fully carpeted, has two sets of double-glazed windows to the front, a storage cupboard above the stairs, a radiator and a loft.

### Bedroom Two

Bedroom two is fully carpeted, with two double-glazed windows to the rear and a radiator with an independent bedroom thermostat.

### Bathroom

The bathroom is partially tiled with a shower over the bath with a glass screen, toilet, wash hand basin, extractor fan and a heated towel rail.

### Rear Garden

This well-presented rear garden is not overlooked due to high fences. The garden has two levels with a slab patio area with a stoned border around and an area with artificial grass leading to a shed and seating area on stones and composite decking. There are concrete stairs leading down to a slab walkway and access to the rear gate leading back around to the front of the property.

### Parking

Two car spaces on a private driveway located at the front of the property.

# Property details approval form

3 Lime Grove, Bishops Itchington, SOUTHAM, Warwickshire, England, CV47 2WH

Date: 14 May 2026

Property Ref and Version: STH105217 - 0006

## ○ Room Description

---

# Property details approval form

3 Lime Grove, Bishops Itchington, SOUTHAM, Warwickshire, England, CV47 2WH

Date: 14 May 2026

Property Ref and Version: STH105217 - 0006

## ○ Room Description

---

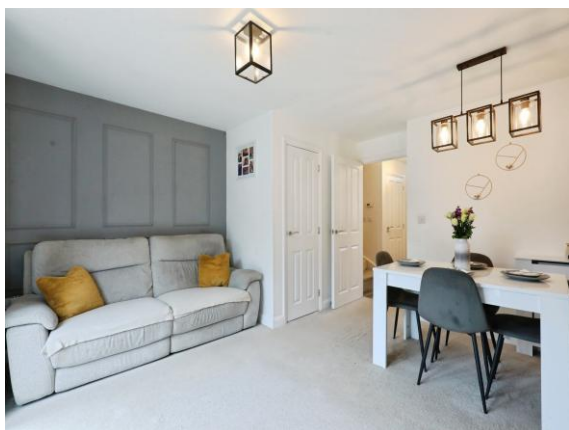
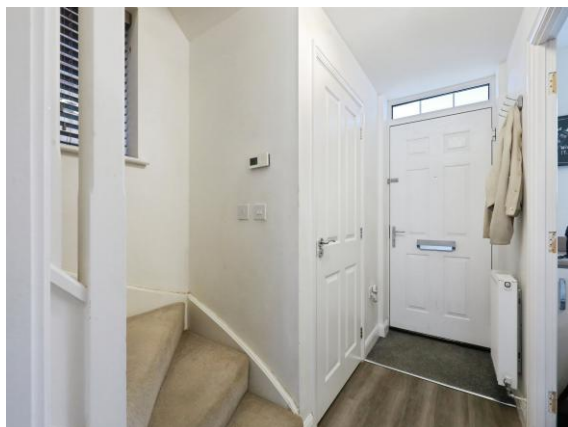
# Property details approval form

3 Lime Grove, Bishops Itchington, SOUTHAM, Warwickshire, England, CV47 2WH

Date: 14 May 2026

Property Ref and Version: STH105217 - 0006

## ○ Property Images



# Property details approval form

3 Lime Grove, Bishops Itchington, SOUTHAM, Warwickshire, England, CV47 2WH

Date: 14 May 2026

Property Ref and Version: STH105217 - 0006

## ○ Property Images



# Property details approval form

3 Lime Grove, Bishops Itchington, SOUTHAM, Warwickshire, England, CV47 2WH

Date: 14 May 2026

Property Ref and Version: STH105217 - 0006

## ○ Property Images



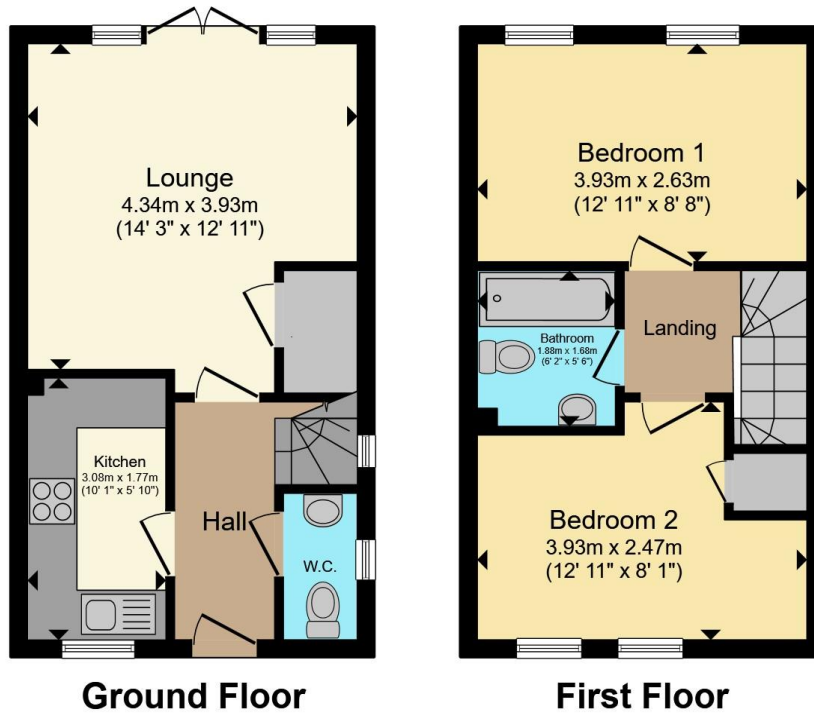
# Property details approval form

3 Lime Grove, Bishops Itchington, SOUTHAM, Warwickshire, England, CV47 2WH

Date: 14 May 2026

Property Ref and Version: STH105217 - 0006

## ○ Floor Plan



Total floor area 57.4 m<sup>2</sup> (618 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](http://www.propertybox.io)

Connells

Signature

Date

Prestan Reilly-Constable		
Mr O. Sandhu		