

SPINNEY FIELDS

LONG ITCHINGTON CV47 9AH

OFFERS IN THE REGION OF £549,000
FREEHOLD

Set on a desirable road in the sought-after village of Long Itchington, this well-presented four-bedroom home offers generous living space throughout. Boasting a wealth of local amenities right on its doorstep, this charming property presents an ideal opportunity for its next owners.

SPINNEY FIELDS

- 4 Double Bedrooms • EV

Charging • Garage • Off Road Parking • Village

Location • En Suite To Main • Enclosed Rear

Garden • Downstairs W/C • Open Plan

Kitchen/Diner • Great Road Links



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Upon entering the property, you are welcomed into a central entrance hallway that provides access to all main rooms within the home.

Situated at the front of the property, the bright and airy lounge is flooded with natural light thanks to a large bay window, creating the perfect space to relax in the evening.

Leading towards the rear of the home, the modern and fully fitted kitchen/diner features an integrated electric oven, gas hob, fridge, freezer, dishwasher, and wine cooler. There is ample space for a family dining table, and French doors open directly onto the garden, making it ideal for both everyday living and entertaining.

Conveniently located just off the kitchen, the utility room is equipped with an integrated washing machine, space for additional white goods, and ample storage, making it a practical and functional addition to the home.

The downstairs accommodation also includes a versatile home study and a convenient WC with large storage cupboard.

Upstairs briefly comprises of four bedrooms and en suite and a family bathroom.

The main bedroom is a generously sized double, finished to a high standard in keeping with the rest of the home. It benefits from the luxury of a modern, fully tiled en-suite shower room and built-in wardrobes.

All remaining bedrooms are well-proportioned doubles, each benefiting from built-in wardrobes, providing ample storage space throughout.

The family bathroom is conveniently located near all bedrooms and features a modern tiled suite, complete with a shower over the bath and a heated towel rail.

Leading outside, this lovely home benefits from a well-manicured and enclosed rear garden, mainly laid to artificial lawn, with a patio and pergola area—making it the perfect spot for relaxing during the summer months.

This beautiful family home also benefits from a single detached garage with electrics and an EV charging point, off-road parking, gas central heating, and double glazing throughout.

Surrounded by the picturesque South Warwickshire countryside and with a wealth of local amenities on its doorstep, this home offers the best of rural community living.

Tenure: Freehold

Local Authority: Stratford On Avon District Council

Council Tax Band: F

Maintenance Fee: £200 per annum

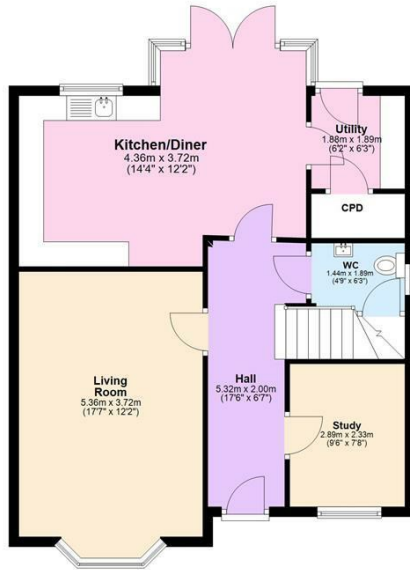
EPC: B



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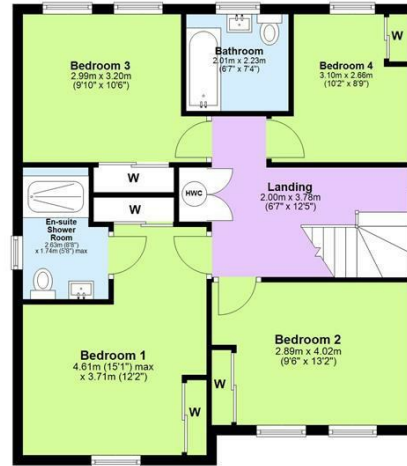


Ground Floor
Main area: approx. 70.0 sq. metres (753.7 sq. feet)
Plus garages, approx. 15.9 sq. metres (171.6 sq. feet)



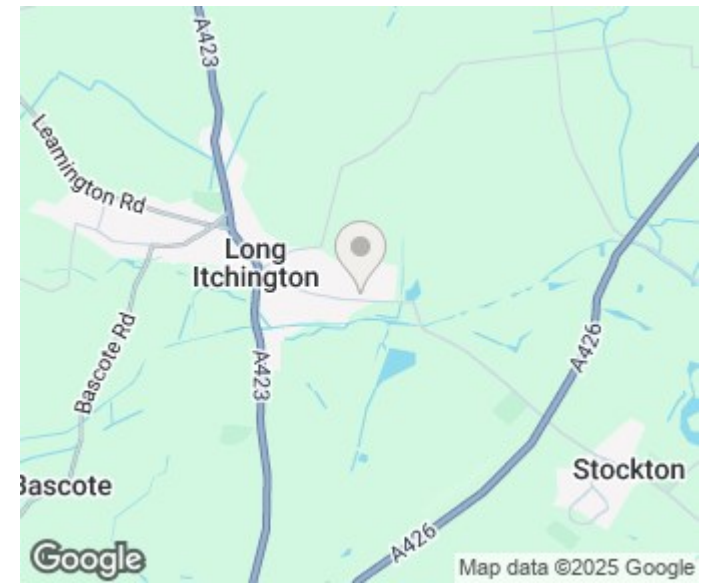
First Floor

Approx. 66.6 sq. metres (716.5 sq. feet)



Main area: Approx. 136.6 sq. metres (1470.2 sq. feet)
Plus garages, approx. 15.9 sq. metres (171.6 sq. feet)

This 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 and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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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