



HR ESTATE AGENTS

4 Bedrooms

Cottage

Price Guide

£700,000

Located in

Southam





# The Square

Southam | CV47 9PE



HR Estate Agents are delighted to present this charming Grade II listed detached period home, ideally situated in the heart of Long Itchington village. Rich in history and character, the property offers versatile accommodation, a generous private garden and a detached self-contained annexe.

The ground floor opens from a central entrance hall into welcoming reception rooms. The principal sitting room features an impressive inglenook fireplace with wood-burning stove and doors opening onto the garden, creating a bright yet cosy space. A second reception room with feature fireplace and garden views offers flexibility as a dining room, snug or family lounge.

The spacious kitchen provides excellent potential, currently fitted with base units and space for a range-style cooker set within a fireplace recess. There is room for a dining table, making it an ideal family hub. A walk-in pantry adds valuable storage, while a boot room with external access is perfect for country living. A family bathroom with bath and shower over completes the ground floor.

Upstairs are three double bedrooms, all enjoying natural light and period features. The principal bedroom benefits from built-in wardrobes and an en suite shower room.

The rear garden is mainly laid to lawn and bordered by mature trees and established planting, offering privacy and ample space for gardening and entertaining.

# The Square

£700,000 Freehold



- Detached Grade II listed village home
- Beautiful Village Location
- 3 Bedrooms in Main House
- Annex with kitchen and double bedroom
- Charm and Character
- Large Gardens
- No Chain



TOTAL FLOOR AREA : 2104 sq.ft. (195.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band E

### Local Authority

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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