



HOWCOMBE GARDENS

SOUTHAM, CV47 8PD

GUIDE PRICE £365,000
FREEHOLD

Set on the brow of the sought-after village of Napton, this immaculately presented three-bedroom detached home offers a generous amount of space. Surrounded by beautiful countryside views, this lovely property has so much to offer its next owners.

HOWCOMBE GARDENS

- 3 Bedrooms • Stunning Views • En Suite To Main Bed • Immaculately Presented • Low Maintenance Garden • Off Road Parking • Open Plan Kitchen/Diner • Versatile Conservatory With Solid Roo • Desirable Village Location • Close To Amenities



Ground Floor:

-Upon entering the property, you are welcomed into an entrance hallway that provides access to all other rooms within the home.

-Located at the front of the property and overlooking rolling countryside views is the spacious and bright lounge. This lovely space is complete with a bay window that floods the room with natural light, along with double doors that conveniently provide access to the kitchen/diner.

-At the heart of the home, you will find the modern and fully fitted kitchen/diner, featuring shaker-style wall and base units along with an integrated dishwasher, fridge/freezer, electric oven, and gas hob, as well as space for additional freestanding white goods. This spacious room also offers ample space for a family dining table.

-The kitchen/diner seamlessly flows into the conservatory, which is currently being used as a separate dining room and benefits from a solid insulated roof. This lovely space offers great versatility for its next owners and enjoys views over the rear garden.

-The downstairs accommodation also benefits from a guest W/C.

First Floor:

-The main bedroom, situated at the front of the home, is a generously sized double room complete with fitted wardrobes and the luxury of a tiled en-suite shower room.

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-Bedroom three, also located at the rear of the home, would make the perfect home office or nursery.

-The family bathroom is conveniently located close to all bedrooms and features a partially tiled suite, including a bath, W/C, and hand basin. This charming space is finished to a high standard, in keeping with the rest of the home.

Garden, Exterior & Further Property Information:

-Leading outside, the enclosed rear garden offers a low-maintenance space, primarily laid to lawn and patio, with established foliage borders and convenient side access.

-The property also benefits from a front terrace, providing the perfect spot to enjoy the countryside views during the summer months.

-This charming home also offers off-road parking for two vehicles, gas central heating, and double glazing throughout. With a wealth of local amenities on its doorstep and excellent road links nearby, it provides the ideal combination of rural living and convenient accessibility.

Important Property Information:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

EPC: E

Council Tax Band: D

Maintenance Fees: £520.66 per annum (covering street lighting, drain clearance, green space maintenance, public liability insurance, painting of road markings)

Please note: there is ongoing maintenance regarding the repair of the shared retaining wall. This matter is currently under discussion with all homeowners of Howcombe Gardens. Prospective buyers are advised to speak with their agent for specific details.

Restrictive Covenants:

-The property should be used for private residential purposes only and not to be used for any trade or business.

-Not to cut down damage, neglect or remove any existing tree or hedge.

-Not to do on the property anything which may be or become a nuisance or annoyance or cause damage to the Transferor or to the owners/occupiers of any neighbouring property.

-Not to construct or exhibit on the property any hoarding structure notice board board or sign of any kind for advertising purposes except one notice advertising the property for sale.

-Not to keep or feed on the property any animals other than household domestic pets.

-Not to park any commercial vehicle, caravan, mobile home or boat on the property .

-Not to park on or obstruct the main maintained property.

-Not to erect or place on the property any satellite dish except inside the building or in some location where it is not visible to the other properties and which is not greater than two feet in width.

-Not to do upon the property or the development any act or thing which:

1- May impede the adoption or the vesting in the Public Authority or Service Supplier of the Service Installations which is or shall be intended to be so adopted or vested or

2- may result in loss or damage to or interference with the Accessway or any Service Installations within the Property (whether attached to buildings or within wall cavities gardens or open spaces of the property) which may be or become maintainable at the public expense or which is used jointly with the Transferor or with the owners or occupiers of the remainder of the Development or any adjoining or neighbouring land.

3- which may contaminate or pollute any Service Installations forming part of the Property or the Development.

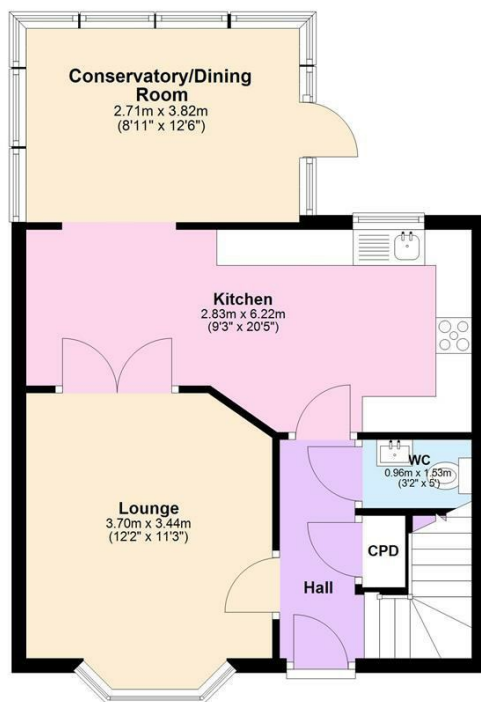
If you would like full details on the restrictive covenants, please contact the Agent.

HOWCOMBE GARDENS



Ground Floor

Approx. 53.2 sq. metres (572.1 sq. feet)



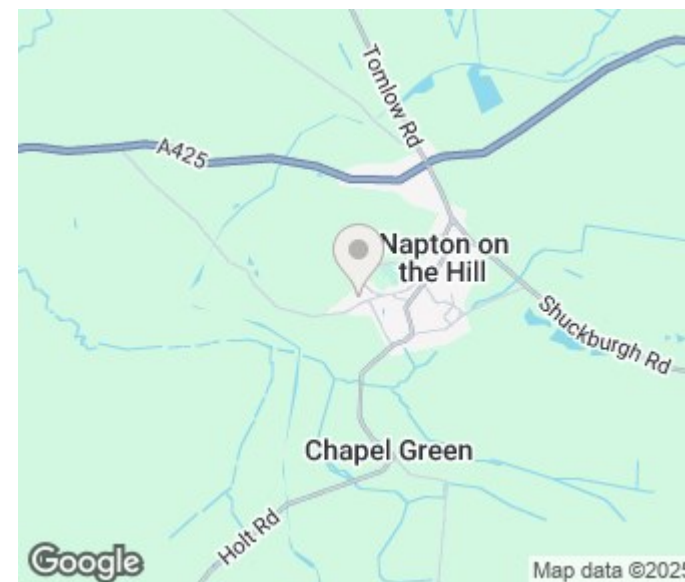
First Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



Total area: approx. 90.3 sq. metres (971.8 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		
(81-91) B		
(69-80) C	74	79
(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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