



Blue Pool Vale, Bishops Itchington
Three Bedroom End of Terrace
Offers Over £325,000

A fabulous three-bedroom semi-detached residence, constructed in 2020 by the award-winning David Wilson Homes. Built to the popular 'Archford' design, with four years remaining on the NHBC builder's guarantee.

In brief the property comprises hall leading into a bright lounge featuring an under-stairs storage cupboard. To the rear, the impressive open-plan kitchen and dining suite serves as the social heart of the home. The kitchen is fully equipped with a comprehensive range of integrated appliances, including an electric oven, gas hob with extractor, fridge, freezer, dishwasher, and washer/dryer. French doors open directly onto the patio, seamlessly connecting the indoor and outdoor spaces.

To the first floor, there are three bedrooms and a modern family bathroom. The principal bedroom suite is a particular highlight, featuring bespoke built-in wardrobes and an en-suite with a double-width walk-in shower. The home is double-glazed throughout and serviced by a high-efficiency Ideal combi-boiler.

Gardens & Exterior- The exterior of the property is a standout feature, beginning with a private driveway providing rare off-road parking for three vehicles. The rear garden has been landscaped for low-maintenance enjoyment, featuring premium artificial grass and a sweeping patio that tiers toward a second raised patio area and fantastic log cabin, fully equipped with power and light—providing a versatile space for a professional home office, gym, or hobby room. A useful side garden also houses a timber storage shed.



ACCOMMODATION COMPRISES

Entrance Hall - 1.49m (4'11") x 1.49m (4'11")

Ground Floor Cloakroom - 1.56m (5'1") x 1.05m (3'5")

Lounge - 4.58m (15'0") x 3.71m (12'2")

Open Plan Kitchen/Dining Room - 4.72m (15'6") x 3.29m (10'10")

FIRST FLOOR

First Floor Landing

Bedroom One With Built In Wardrobes –
3.29m (10'10") x 3.2m (10'6")

En Suite Shower Room
- 2.1m (6'11") x 1.37m (4'6")

Bedroom Two - 3.85m (12'8") x 2.45m (8'0")

Bedroom Three - 2.29m (7'6") x 2.21m (7'3")

Family Bathroom - 2.19m (7'2") x 1.82m (6'0")

EXTERNALLY

Driveway- For up to 3 cars and side access.

Front Landscaped garden

Rear Garden- Landscaped , Patio , Area Laid To Artificial Lawn, Raised Patio with Home Office-Summer House.



LOCATION

The property benefits from great space outdoors. The rear garden has been landscaped for low-maintenance enjoyment, featuring premium artificial grass and a sweeping patio. This leads to a raised patio with fantastic log cabin, fully equipped with power and light—providing an ideal solution for a home office, gym, or hobby room. To the front, a private driveway provides rare off-road parking for three vehicles.



Floor Plan

Bishops Itchington is also well placed for the Fosse Way,

M40, A46, A425 and is a short distance from Stratford upon Avon and the Cotswolds.

London can be easily reached in ninety minutes with frequent trains from Leamington Spa and Rugby Stations

to Euston or Banbury to Marylebone. Regular direct services to Solihull, Birmingham, Manchester, Sheffield and York.

Bishops Itchington is also well placed for a wide range of state, private and grammar schools.

Council Tax C

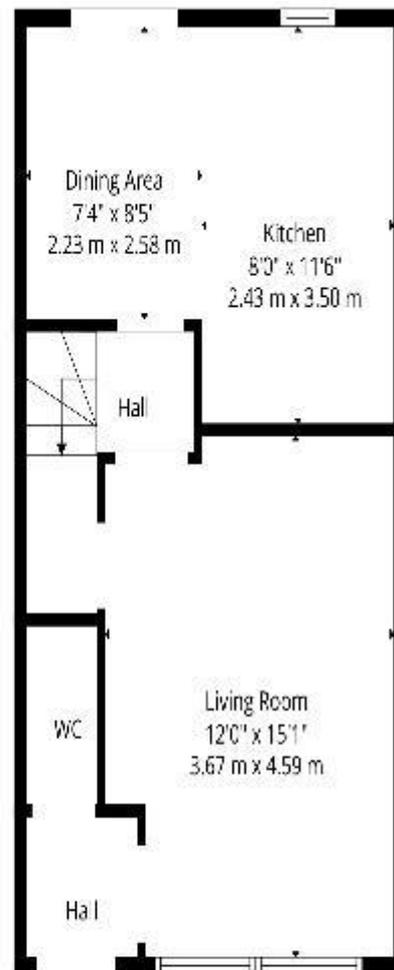
EPC Rating B

Viewing is highly recommended and strictly by appointment.

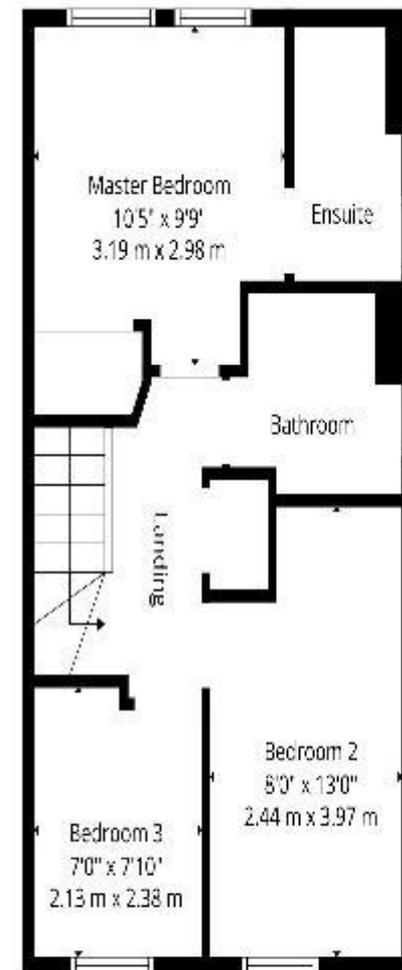
All room measurements are for guidance only.

AGENTS NOTE

The owners inform us that there is an annual maintenance charge for the estate of £286.04



Ground Floor



1st Floor

Total: 824 sq. Ft, 76 m2

Ground Floor: 412 sq. Ft, 38 M2, 1st Floor: 412 sq. Ft, 38 m2

Excluded Areas: Walls: 55 sq. Ft, 5 m2

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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