



SAXON CLOSE SOUTHAM

GUIDE PRICE £425,000
FREEHOLD

Set on the outskirts of the highly desirable market town of Southam, is this beautifully presented two, double bedroom detached bungalow. With an abundance of space throughout, complete with a high-quality finish, this lovely home has much to offer it's next owners.

SAXON CLOSE

- 2 Double Bedrooms • Bungalow • Spectacular Countryside Views • En Suite To Main • High Quality Finish • Off Road Parking • Garage • Spacious Home • Close To Amenities



Upon entering the property, you are welcomed into a central entrance hall that leads to all other rooms in the home.

Through double doors and located towards the front of the home you will find the stunning kitchen/diner that is complete with a range of wall and base units, inclusive of an integrated oven, electric hob, fridge, freezer and dishwasher. This beautiful room really is the heart of the home, with ample space for a dining table that benefits from spectacular rolling countryside views, thanks to the floor to ceiling glazing at the front of the property.

Moving toward the rear of the home you will find the spacious lounge that is flooded with natural light thanks to the French doors that conveniently give access to the rear garden.

The main bedroom is also located at the back of the home, is a very generous sized double room that benefits from built in wardrobes and French doors overlooking the garden.

The main bedroom also offers the luxury of an ensuite shower room that is complete with a modern tiled suite, heated towel rail and shower.

The second bedroom is located at the front of the home and is a further good sized double room that would also lend itself to the perfect home office.

Conveniently situated between both bedrooms is the modern family bathroom that has been complete to a high standard in keeping with the rest of the home. This modern room is fitted with a tiled suite and is inclusive of a shower over the bath, under sink storage, and heated towel rail.

Leading outside the home offers a private rear garden that has been lovingly maintained. It is laid to lawn with a patio that is

perfect for alfresco dining and entertaining guests and is finished with raised beds, a decked area and established foliage.

This stunning home also benefits from a garage that has front and side access complete with electrics, off road parking for up to three vehicles, gas central heating and double glazing throughout. Surrounded by the South Warwickshire countryside and with a wealth of amenities on it's doorstep, this lovely home offers rural community living at its finest.

Tenure: Freehold

Maintenance Fee: Approx £200 per annum

EPC: B

Council Tax Band: D

Local Authority: Stratford On Avon District Council



SAXON CLOSE





Ground Floor Approx Area = 93.16 sq m / 1003 sq ft
 Garage Approx Area = 21.85 sq m / 235 sq ft
 Total Area = 115.01 sq m / 1238 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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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