





WILCOX CLOSE

SOUTHAM, CV47 2YT

GUIDE PRICE £450,000

FREEHOLD

Set within the heart of the sought-after village of Bishops Itchington, this spacious four-bedroom detached home offers generous living space and excellent local amenities. Thoughtfully designed throughout, the property provides a perfect blend of comfort and practicality, making it an ideal choice for its next owners.

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Ground Floor:

-Upon entering the property, you are welcomed into a bright and airy entrance hall that provides access to all the main rooms within the home.
-Located at the front of the home is the study, enjoying a south-facing aspect with ample space for home working.
-Situated adjacent is the dining room. This well-proportioned room would lend itself well as a formal dining room, additional reception room, or playroom.
-At the rear of the property, filled with natural light from sliding patio doors to the rear and Velux windows to the roof, is the extended lounge/diner which offers a bright and airy setting. This generous room provides ample space for both a separate living and dining area and is complemented with views of the private rear garden.
-Also located at the rear of the property, the fitted kitchen features a range of wall and base units, and includes a Rangemaster style oven/hob, with additional space for freestanding white goods.
-Conveniently located off the kitchen, the utility room provides additional storage, space for white goods, and access to the garage. This space is complete with a downstairs shower room
-The ground floor accommodation also benefits from a convenient downstairs WC.

First Floor:

-The main bedroom at the front is a generously sized double room, benefiting from built-in wardrobes for ample storage and separate ensuite with fully tiled shower, washbasin and WC
-Bedroom two is another spacious double room, complete with fitted cupboard space.
-Bedrooms three and four are both well-proportioned double rooms.
-The family bathroom is conveniently located near all bedrooms and features a modern tiled suite, including a shower over the bath.

Garden, Exterior & Further Property Info:

-Leading outside, the property benefits from a private rear garden, mainly laid to patio, perfect for alfresco dining and entertaining guests.
-This lovely home also benefits from a converted garage with power, and lighting, off-road parking for multiple vehicles, gas central heating, solar panels and double glazing throughout.

Important Property Information:
Tax Band: E
EPC: B
Local Authority: Stratford On Avon District Council

Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and we will be happy to confirm with the vendors. It is recommended that all the information provided is verified by an independent conveyancer. Photography is a representation of the property for visual purposes only.

Viewing - Strictly by appointment only with the appointed agents Inside Homes.

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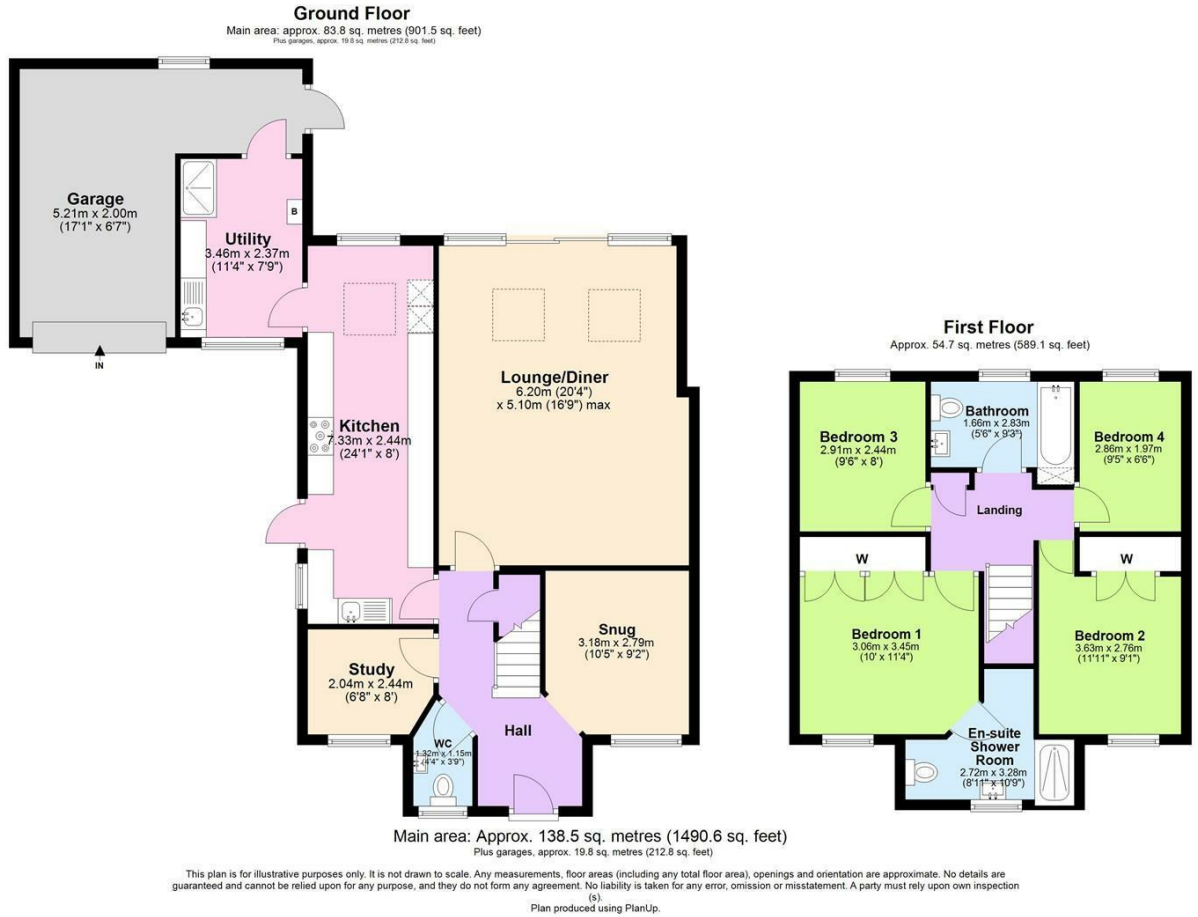



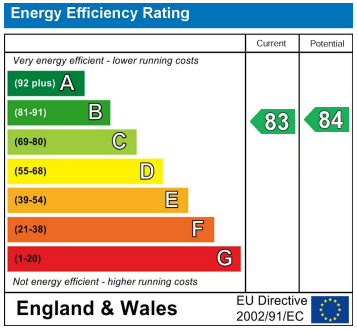

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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