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GODFREY-PAYTON
CHARTERED SURVEYORS



'Rosedene' Southam Street

Warwick, CV35 0LW

Guide price £475,000



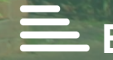
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'Rosedene' Southam Street

Kineton, Warwick, CV35 0LW

A rare opportunity to acquire this well appointed and sympathetically extended circa 1920's semi-detached which enjoys some period features whilst boasting a truly enviable extended kitchen and versatile accommodation throughout, all set within mature gardens and benefiting from tandem parking to one side. This superb family home is situated within the heart of this popular Warwickshire village which offers an abundance of local amenities, secondary and primary schooling and popular transport links to the area which includes the M40 motorway corridor some four miles away which links the area to Birmingham and London centres of commerce.

Approach

The property comfortably sits back behind a retaining wall with gated access to paved fore garden, tandem driveway and gated entry to rear garden.

The accommodation is accessed via a storm porch and leaded light door to:

Reception Hall

A quarry tiled floor extends to a staircase rising to the first floor, tiled inner hallway and solid Oak veneer doors allow access to:

Charming Sitting Room

The focal point of the room stands a 'Log Burning Stove' with timber mantle over, bay window to fore and built-in storage cabinet to one side, traditional picture railing.

Impressive Extended Kitchen

This enviable family room/breakfast kitchen boasts extensive part heated tiled flooring, modern 'Soft Close' floor and wall mounted units, Quartz style work surfacing to either side with fitted 1 1/4 stainless steel sink unit, ceramic electric hob, separate oven and combination microwave oven. To the family area of the room there are 'Velux' skylight windows and downlighting, door to useful pantry and courtesy door to:

Vestibule & Utility Room

Having double glazed door to side entry, ceramic flooring and Oak veneer door leading through to a utility room which offers fitted base and wall units, sink area, low flush WC and space for white goods such as a washer dryer. The room neatly hoses the oil fired boiler and pressurised water system.

First Floor Landing

Having staircase rising to the converted attic accommodation and solid Oak veneer doors leading to:

Bedroom Two

Having bay window to front elevation, feature cast iron fireplace with tile hearth, traditional picture railing.

Bedroom Three

Having window to one side, feature cast iron fireplace with tiled hearth and feature picture railing.

Bedroom Four

Enjoying views over the rear garden.

Family Bathroom

Boasting a modern suite that comprises a paneled bath with complimentary tiling which extends to a low flush WC, vanity wash hand basin with storage beneath, double length shower cubicle with 'Rainwater' style shower head, full height tiling along with ceramic floor tiling.

2nd Floor landing/Storage Room

An Oak veneer door allows access to a useful storage room with skylight window, and from a small landing a further Oak veneer door offers access to:

Loft Bedroom One

Having dual aspect views via large 'Velux' skylight to front elevation with views over the village and Edgehill in the distance and double glazed window to rear. The room benefits from eves storage, built-in wardrobes with shelving and hanging space.

Outside

The property boasts a mature rear garden with paved patio area which extends to one side, extensive laid lawn with inset sun terrace and sunken pond, well stocked seasonal herbaceous borders, and situated to the rear of the garden is a large shed which is available within the sale by separate negotiation.

Services

All main services are connected to the property except main gas which is by means of oil and services an oil fired central heating system.

Tenure

The property we understand is 'Freehold', but a prospective purchaser is recommended to check and confirm this with their legal representative. The property will be sold with vacant possession.

Energy Performance Certificate

The property has a ' ' Rating, and a copy of the EPC can be downloaded from www.epcregister.com

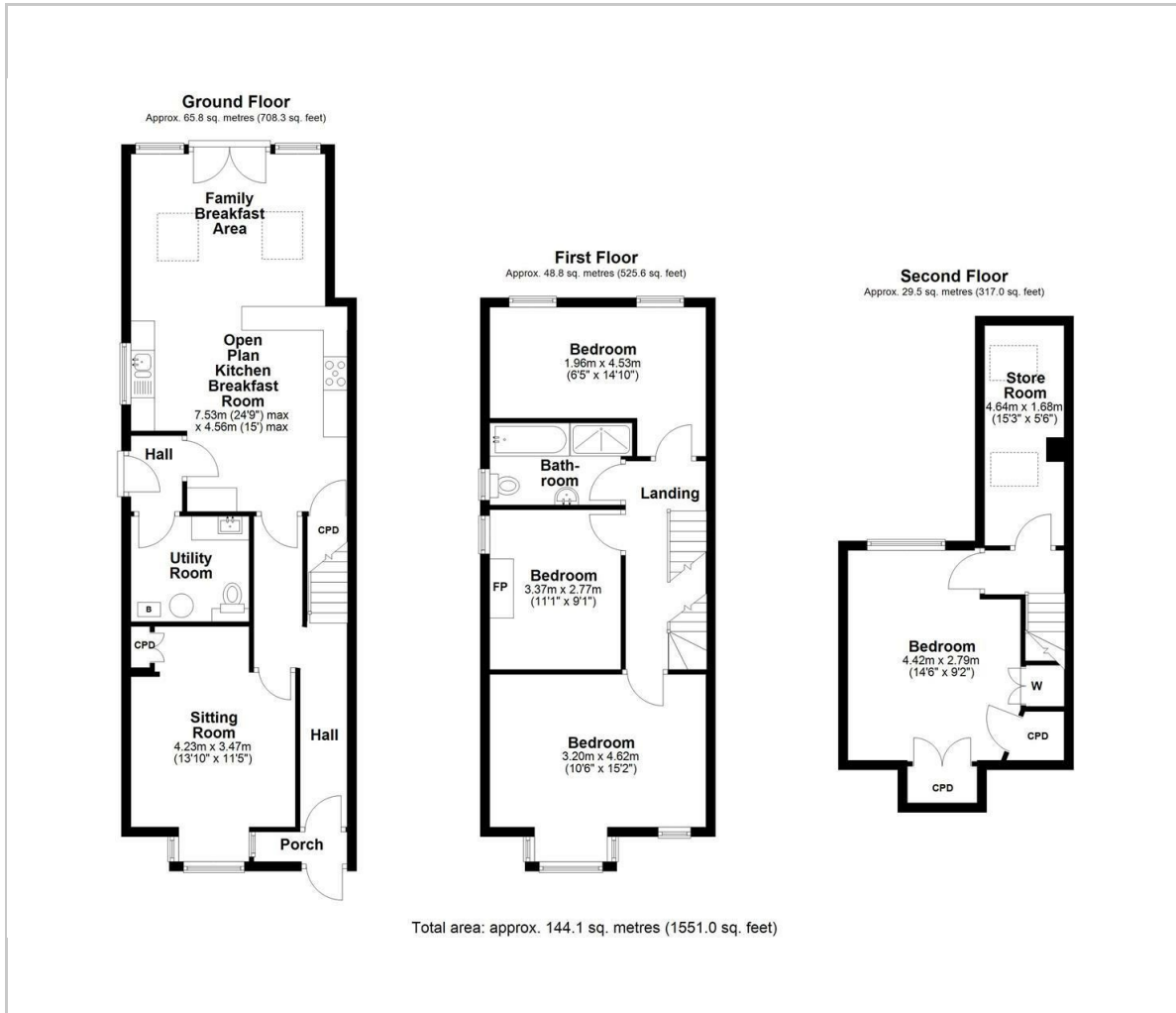
Local Authority

Stratford District Council: Elizabeth House, Church Street, Stratford upon Avon, CV37 6HX





Floor Plan



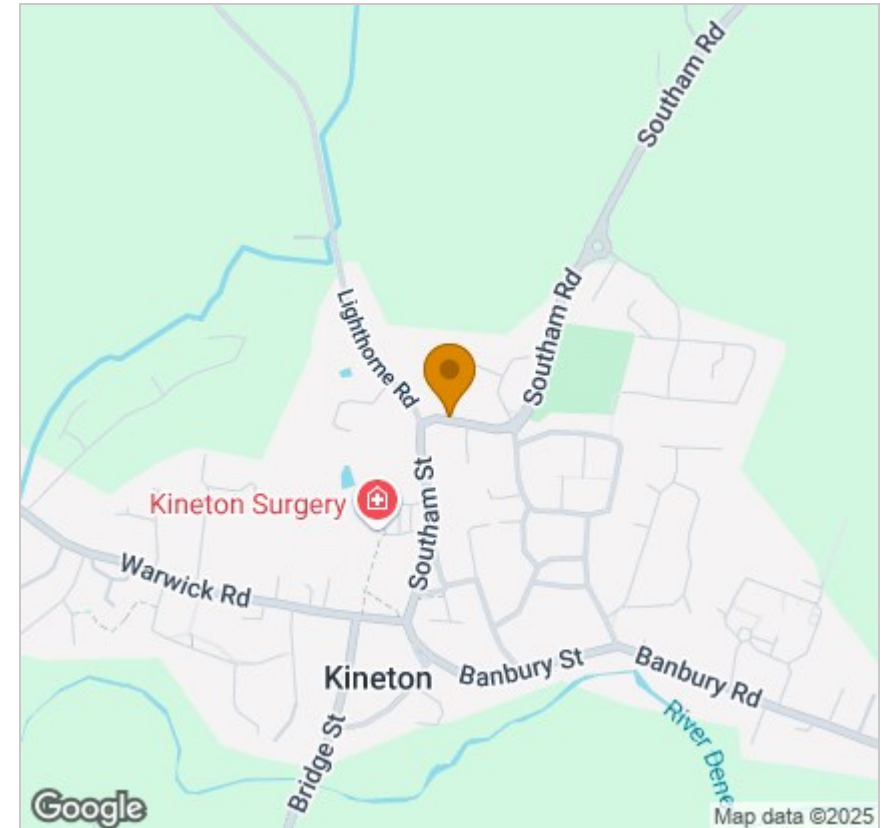
Viewing

Please contact our Warwick Office on 01926 492511 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

