PARRISH CLOSE

SOUTHAM, CV47 2YR

GUIDE PRICE £680,000

FREEHOLD

Situated on the edge of the highly sought-after village of Bishops Itchington, this spacious and thoughtfully extended five-bedroom detached home offers versatile accommodation arranged over two floors. Beautifully suited to modern family living, the property provides flexible living space throughout and has much to offer its next owners.

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• 5 Bedrooms • Double Garage • Study • Utility Room • Extended Home • Guest W/C • En Suite & Dressing Area To Main Bedroom • Off Road Parking • Village Location • Close To Amenities & Good Road Links

Ground Floor:

-Upon entering the property, you are welcomed into a central entrance hallway, which provides access to the principal rooms within the home. The hallway also benefits from a useful under-stairs storage cupboard and a convenient guest WC.

-Located at the front of the property, the bright and airy living room is flooded with natural light, creating a warm and inviting atmosphere. Generously proportioned, it offers ample space to relax and unwind at the end of the day.

-Seamlessly flowing from the lounge is the impressive open-plan kitchen/diner, a beautifully extended space designed with modern family living in mind. Fitted with a comprehensive range of contemporary wall and base units, the kitchen benefits from integrated appliances including a dishwasher, a Rangemaster-style cooker, and a built-in fridge/freezer. Flooded with natural light, the space opens onto the rear garden via bi-folding doors, creating a wonderful connection between indoor and outdoor living. With ample room for a family dining table, it provides the perfect setting for everyday meals, family gatherings, and entertaining guests alike.

-Conveniently situated just off the kitchen is a separate utility room, providing a further sink, under-counter space for white goods, and extra storage. This practical space helps keep the main kitchen clutter-free and is ideal for the demands of modern family living.

-The ground-floor accommodation also includes a versatile home office, located at the front of the property, which would also lend itself perfectly as a children's playroom, offering flexible living space to suit a variety of needs.

First Floor:

-Located at the front of the home is the principal bedroom, offering generous double accommodation and benefiting from the luxury of a contemporary en-suite shower room, as well as a dressing area with built-in wardrobes, providing excellent storage and a touch of everyday luxury.

-Bedrooms two and three are both well-proportioned rooms, located on the first floor, offering comfortable accommodation ideal for family members or guests.

-The family bathroom is conveniently located between the bedrooms and is finished with a modern tiled suite, comprising a bath with shower over, wash hand basin, WC, and bidet.

Second Floor:

-The top floor accommodation comprises two double bedrooms, both of which are flooded with natural light thanks to their dual-aspect windows, creating bright and airy living spaces.

-The top floor bedrooms are served by a centrally located bathroom, fitted with a modern suite comprising a bath with shower attachment, WC, and wash hand basin.

Garden, Exterior & Further Property Information:

-Leading outside, this beautiful family home benefits from a low-maintenance rear garden, laid mainly to lawn with established foliage borders, creating a private and attractive outdoor space.

-The property also benefits from a double garage with power and lighting, EV charger (being fitted the first week of July), off-road parking for multiple vehicles, gas central heating, and double glazing throughout.

-Surrounded by the beautiful South Warwickshire countryside and benefitting from a wealth of local amenities and excellent road links on its doorstep, this delightful home offers the perfect blend of rural charm and convenient community living.

Important Property Information:

Tenure: Freehold
EPC: C
Council Tax Band: G
Local Authority: Stratford On Avon District Council

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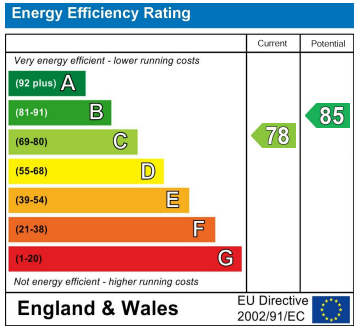

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

Head Office Sales
76 Coventry Street
Southam
Warwickshire
CV47 0EA

01926 81 82 88
support@insidehomeslimited.co.uk
www.insidehomeslimited.co.uk