



**COX DRIVE**  
**BISHOPS ITCHINGTON CV47 2DS**

**60% SHARED OWNERSHIP £258,000**  
**LEASEHOLD**

Set within a highly sought after estate, this beautifully presented three-bedroom detached home is offered as a 60% shared ownership opportunity—an ideal way to step onto the property ladder.

Boasting generous living space throughout, the property provides a well-proportioned layout perfect for modern family life. Light-filled rooms, tasteful décor, and a welcoming atmosphere make this a home ready to move straight into.

# COX DRIVE

- 60% Shared Ownership • High Quality Finish • 3 Bedrooms • En Suite To Main • Utility • Partially Converted Garage • Low Maintenance Garden • Driveway Parking • Desirable Village Location



## Ground Floor:

-Upon entering the property, you are welcomed into a bright and inviting entrance hallway. Featuring a useful understairs storage cupboard, this space offers practicality as well as a warm first impression, and provides access to all principal rooms within the home.

-Situated at the front of the home is a light and airy lounge, flooded with natural light and enjoying unspoilt countryside views. This inviting space provides the perfect setting to relax and unwind of an evening.

-Located at the rear of the home and overlooking the garden through French doors is the modern, fully fitted kitchen/diner. This attractive space features a range of stylish wall and base units and comes complete with integrated appliances, including a dishwasher, fridge/freezer, gas hob, and electric oven. The open-plan layout offers ample room for a family dining table.

-The kitchen also provides access to a practical utility room, complete with an integrated washing machine, sink, and fitted storage units, offering additional convenience and functionality. This useful space also benefits from separate side access onto the driveway, ideal for everyday use.

## First Floor:

-The main bedroom, located at the front of the home, is a generously sized double room offering both comfort and style. It benefits from the luxury of a modern en-suite shower room and includes built-in wardrobes, providing ample storage and a sleek, practical finish.

-Bedroom two is another well-proportioned double room situated at the rear of the home, offering a comfortable and

versatile space.

-Bedroom three is a smaller double, featuring a built-in storage cupboard, making it an ideal choice for a home office, nursery, or additional guest room.

-The family bathroom is conveniently positioned close to all bedrooms and features a modern suite that complements the style of the home. This well-appointed space includes a bath with an overhead shower, a hand basin, and a W/C.

## Garden & Exterior:

-This charming home benefits from a low-maintenance, enclosed rear garden, mainly laid to artificial lawn for easy upkeep. A newly laid patio area provides the perfect spot for alfresco dining and entertaining during the warmer months.

-The property also features a partially converted garage, offering a versatile home office with garden access. Additionally, the garage provides ample storage opportunities, conveniently accessible from the driveway.

-The property further benefits from off-road driveway parking, gas central heating, and double glazing throughout, ensuring comfort and energy efficiency.

-Nestled in the picturesque South Warwickshire countryside and with a variety of local amenities close by, this delightful home offers the perfect blend of rural charm and community living.

## Important Property Information:

Tenure: Leasehold (996 years remaining)

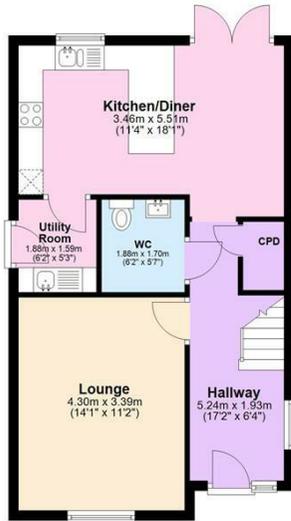
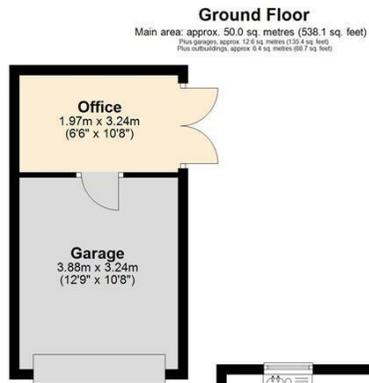
EPC: B

Local Authority: Stratford On Avon District Council



## COX DRIVE





Main area: Approx. 99.8 sq. metres (1074.1 sq. feet)  
Plus garages, approx. 12.6 sq. metres (135.4 sq. feet)  
Plus outbuildings, approx. 6.4 sq. metres (68.7 sq. feet)



This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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