



MOUNT PLEASANT

BISHOPS ITCHINGTON CV47 2QE

GUIDE PRICE £435,000
FREEHOLD

Set on a desirable cul de sac in the heart of the well-connected village of Bishops Itchington, this spacious four-bedroom detached home offers the best of rural community living. With a range of local amenities on the doorstep and excellent road links nearby, it combines village charm with modern convenience.

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- 4 Bedrooms • Off Road Parking • Utility Room • Garage • Downstairs WC • Village Location • Great Road Links Nearby • Enclosed Rear Garden



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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.

-Stretching the full depth of the property and filled with natural light from a front bay window and sliding patio doors to the rear, the spacious lounge/diner offers a bright and airy setting. This generous room provides ample space for both a separate living and dining area and is complemented by a feature fireplace.

-Located at the rear of the property, the fitted kitchen features a range of wall and base units, and includes an electric oven and hob, with additional space for freestanding white goods.

-Conveniently located just off the kitchen, the utility room provides additional storage, space for white goods, and access to the rear garden.

-The ground floor accommodation also benefits from a convenient downstairs WC.

First Floor:

-The main bedroom is a generously sized double room, benefiting from built-in wardrobes for ample storage.

-Bedroom two is another spacious double room, complete with fitted wardrobes.

-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 substantial rear garden, mainly laid to lawn, with a large patio area perfect for alfresco dining and entertaining guests.

-This lovely home also benefits from a single garage with electric doors, power, and lighting, off-road parking, gas central heating, and double glazing throughout.

Important Property Information:

Tenure: Freehold

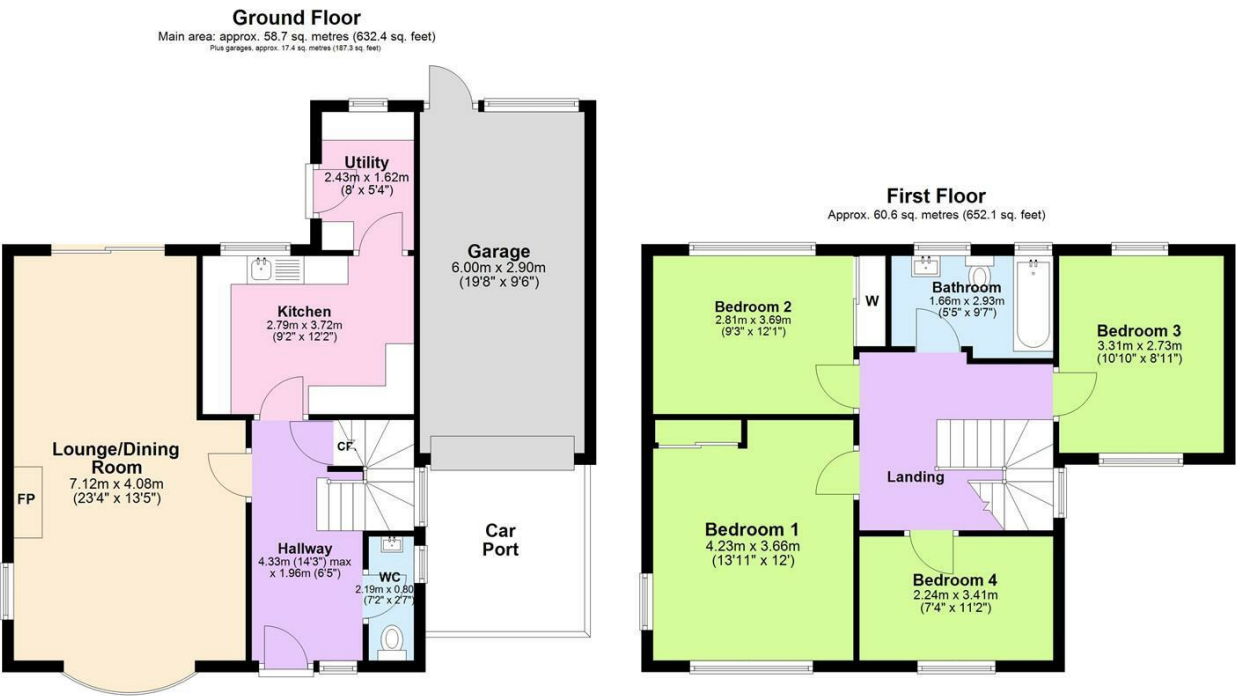
EPC: D

Council Tax Band: E

Local Authority: Stratford On Avon District Council

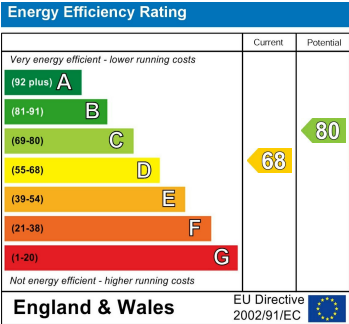
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Main area: Approx. 119.3 sq. metres (1284.5 sq. feet)
Plus garages, approx. 17.4 sq. metres (187.3 sq. feet)

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.



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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