



Your property is almost ready to go live on the market!

Before we proceed, please take a moment to review the details below. These will be used for your online listing, brochure, and all other marketing materials.

It's important that all information accurately reflects the property and includes everything required under your terms, including the *Vendor Disclosure Statement*.

Thank you for your attention to this –
we're excited to take the next step with you!

 insidehomes

Your Property Description

Situated in the heart of the desirable village of Bishops Itchington, this immaculately presented three-bedroom detached home offers spacious and well-appointed accommodation throughout. Finished to a high standard and beautifully maintained by the current owners, this lovely home combines comfort, style, and practicality, making it an ideal choice for a wide range of buyers.

Ground Floor:

- Upon entering the property, you are welcomed into a central entrance hallway, providing access to the principal rooms within the home and setting the tone for the well-presented accommodation that follows. The hallway also benefits from a useful under-stairs storage cupboard, offering practical space for coats, shoes, and household essentials.
- Extending the full depth of the property is the modern and fully fitted kitchen/diner, finished with a comprehensive range of wall and base units and benefitting from integrated appliances including a dishwasher, washing machine, fridge/freezer, gas hob, and electric oven. This inviting space also provides ample room for a family dining table, making it ideal for everyday meals and entertaining, while a glazed door offers direct access to the rear garden.
- Also extending the full depth of the property is the spacious lounge, which is flooded with natural light thanks to the French doors overlooking and providing access to the rear garden. Bright and airy throughout, this welcoming room offers ample space for a variety of furnishings and provides the perfect place to relax and unwind at the end of the day. A feature electric fireplace creates an attractive focal point, adding both warmth and character to the space.

First Floor:

- Situated at the rear of the home, the principal bedroom offers generous double accommodation and benefits from a fitted storage cupboard, providing useful built-in storage while maintaining a spacious and comfortable feel.
- Bedroom two is a further well-proportioned double bedroom, situated at the rear of the home and complete with a fitted wardrobe. Bedroom three is a good-sized single room located at the front of the property and also features built-in storage. Versatile in its use, it would lend itself perfectly as a home office or nursery, offering flexibility to suit a variety of needs.
- Conveniently located close to all three bedrooms is the family bathroom, which is finished with a modern tiled suite in keeping with the rest of the home. Comprising a bath with overhead shower, wash hand basin, and WC.

Your Property Description Continued ...

Garden, Exterior & Further Property Information:

- Leading outside, the home is blessed with a beautifully maintained walled rear garden, offering a private and attractive outdoor space to enjoy. Laid mainly to lawn and adorned with mature planted borders, the garden provides a wonderful setting for relaxation and outdoor entertaining. The space is further enhanced by a useful garden shed, providing additional storage for tools and equipment.
- The property also benefits from a detached single garage, off-road parking, gas central heating, and double glazing throughout.
- Surrounded by the beautiful South Warwickshire countryside and with a wealth of local amenities and excellent road links nearby, this delightful home offers the perfect blend of rural charm and modern convenience, making it ideal for those seeking a welcoming community lifestyle.

Important Property Information:

Tenure: Freehold

EPC: C

Council Tax Band: C

Local Authority: Stratford On Avon District Council

Your Property Photos



Please note: This is a selection of your photography and there may be further shots in keeping with that you see here of other rooms/features within the home depending on the size of the property.

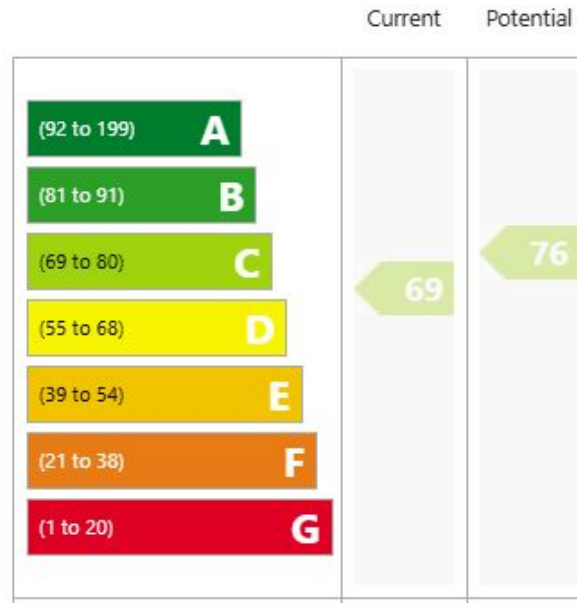
Floorplan:



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.

This floorplan is for illustrative purposes only and should not be relied upon as an exact representation of the property's dimensions.

EPC Graph



The following EPC graph (obtained via the [gov.uk](https://www.gov.uk) website) will be displayed on your marketing material and is a legal requirement.

Vendor Disclosure Statement

The details provided in this document will be used across all marketing materials for your property.

Please respond to this email to confirm that the information is accurate and reflects the property as outlined in your terms of service including the Vendor disclosure statement and once we have received this from all Vendors, the property will go live on the market.

If any details are incorrect or do not accurately represent the property, kindly notify us via email so we can make the necessary amendments.

We look forward to getting your property live and beginning the search for your buyer. Your agent, Justin, will keep you updated on progress once the property is live. In the meantime, if you have any questions or need assistance, please don't hesitate to get in touch on 01926 81 82 88 or via email at justinw@insidehomeslimited.co.uk

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