



SHUCKBURGH ROAD

SOUTHAM, CV47 7RS

GUIDE PRICE £520,000
FREEHOLD

Set within the highly sought-after village of Priors Marston, this immaculately presented two-bedroom detached bungalow offers generous living space throughout. With excellent road links and local amenities close by, this charming home has much to offer its next owners.

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- Immaculate Finish • 2 Double Bedrooms • Detached Garage • Desirable Village Location • Driveway Parking • En Suite To Main • Guest W/C • Countryside Views • Boarded Loft • Conservatory



Property Particulars:

-Upon entering the property, you are welcomed by a central entrance hallway that provides access to all principal rooms within the home.

-At the heart of the home is the open-plan kitchen, living and dining area. The kitchen is well appointed with a modern range of wall and base units and is complemented by integrated appliances including a double oven, fridge/freezer and electric induction hob.

-The kitchen seamlessly flows into the open-plan sitting and dining area, which is filled with natural light thanks to French doors leading through to the conservatory. The space is further enhanced by a modern electric feature fireplace, complementing the contemporary style found throughout the home.

-Situated at the rear of the home, the conservatory overlooks the garden through bi-folding doors, providing the perfect place to relax while enjoying the surrounding countryside views.

-Positioned at the rear of the home, the main bedroom benefits from stunning countryside views. A generously proportioned double room, it features built-in wardrobes and a contemporary en suite shower room.

-The second bedroom is another generously sized double, positioned at the front of the home.

-Conveniently positioned between the two bedrooms, the main bathroom is finished with a contemporary tiled suite, comprising a bath, fitted storage cupboard, heated towel rail, WC, and hand basin.

Garden & Exterior:

-The property features a low-maintenance rear garden, predominantly laid to lawn, with a patio area ideal for alfresco dining throughout the summer. This tranquil outdoor space offers the perfect setting to take in the surrounding rolling countryside.

-Additional features include a detached single garage with electrics and driveway parking, providing convenient off-road parking and storage.

-This lovely property also benefits from a large boarded loft with potential for conversion (subject to the necessary permissions), gas central heating, and double glazing throughout. Surrounded by the South Warwickshire countryside and with a wealth of local amenities close by, this charming home offers the perfect combination of rural and community living.

Important Property Information:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

Council Tax Band: D

EPC: B



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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) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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