



MARLOW GREEN

BISHOPS ITCHINGTON CV47 2QF

GUIDE PRICE £375,000
FREEHOLD

Set on the edge of the highly desirable village of Bishops Itchington, this beautifully presented and spacious three-bedroom semi-detached home offers an exceptional opportunity for modern community living. With a wealth of amenities on its doorstep and excellent road links nearby, this lovely home has so much to offer its next owners.

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- 3 Bedrooms • Garage • Driveway
- Parking • Village Location • Good Road Links
- Nearby • Close To Amenities • En Suite To
- Main • Downstairs WC • Well presented
- Throughout



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Ground Floor:

-Upon entering the property, you are welcomed into a spacious central hallway that provides access to all other rooms within the home.

-Stretching the full depth of the home, the open-plan kitchen/diner is both stylish and functional, fitted with a range of wall and base units. It comes complete with integrated appliances, including a dishwasher, washer/dryer, fridge/freezer, electric oven, and a five-ring hob. This bright and airy space offers ample room for a family dining table, a built-in storage cupboard, and convenient access to the rear garden—making it ideal for both everyday living and entertaining.

-The lounge is a substantial and inviting space, flooded with natural light thanks to its dual aspect—featuring a window to the front and French doors that open out to the rear garden. A charming feature gas fireplace serves as a cosy focal point, creating a genuinely homely and welcoming atmosphere.

-The downstairs accommodation also benefits from a well-presented guest WC, in keeping with the rest of the home.

First Floor:

-The main bedroom is situated at the front of the home and is a generously sized double room, complete with the luxury of an

en suite shower room and built-in wardrobes.

-Bedrooms two and three are both additional well-proportioned double rooms, offering flexible space for family, guests, or a home office.

-The family bathroom features a modern, fully tiled suite in keeping with the rest of the home, and is complete with a shower over the bath.

Garden, Exterior & Further Property Details:

-The enclosed rear garden is predominantly laid to lawn and features a patio area, providing the perfect space for alfresco dining and entertaining guests.

-This lovely home also benefits from a single garage with a pedestrian door and electrics, driveway parking, gas central heating, and double glazing throughout.

Important Property Information:

Guide Price £375,000

Tenure: Freehold

EPC:B

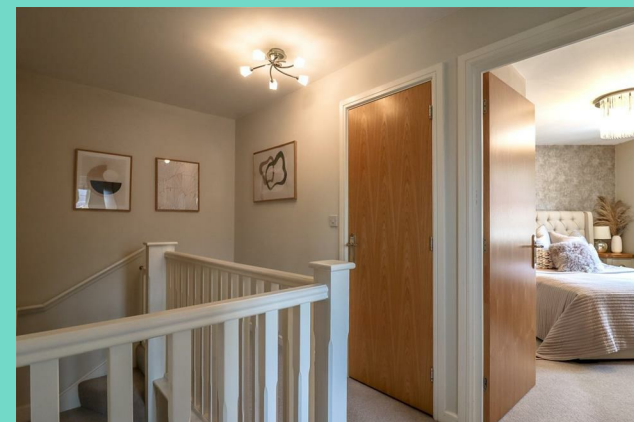
Local Authority: Stratford On Avon District Council

Council Tax Band: E

Maintenance Fee:£333 per annum

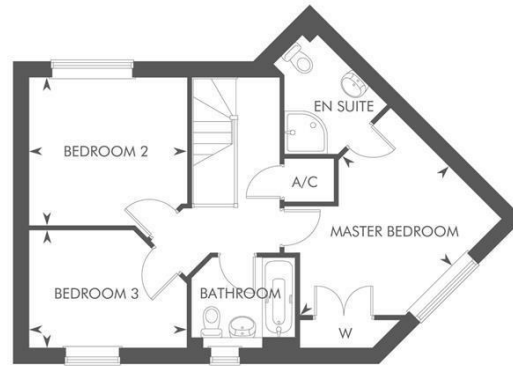


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GROUND FLOOR



FIRST FLOOR

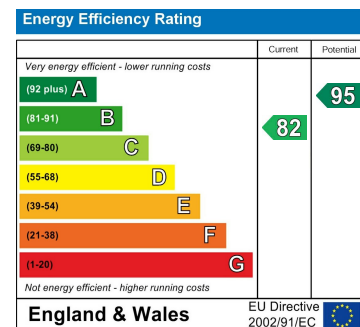
GROUND FLOOR	M	FT
Sitting Room	3.30m x 5.90m	10'10" x 19'4"
Kitchen/Breakfast Room	3.81m x 5.74m	12'6" x 18'10"

FIRST FLOOR	M	FT
Master Bedroom	4.47m x 3.33m	14'8" x 10'11"
Bedroom 2	3.34m x 3.14m	10'11" x 10'4"
Bedroom 3	3.34m x 2.50m	10'11" x 8'2"

This plan is for illustrative purpose 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).



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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