



MACAULAY ROAD

BISHOPS ITCHINGTON CV47 2BG

GUIDE PRICE £695,000
FREEHOLD

Set within a highly sought-after estate in the heart of the desirable village of Bishops Itchington, this well-presented six-bedroom detached home offers generous space ideal for comfortable family living. Boasting spacious interiors throughout, along with excellent local amenities and convenient road links nearby, this attractive property has much to offer its next owners.

MACAULAY ROAD

- 6 Bedroom Family Home
- Beautifully Presented
- EV Charging Point
- Double Garage
- Off Road Parking
- Great Road Links Nearby
- Close To Amenities
- Utility Room
- Downstairs W/C
- 2 En Suite Shower Rooms



Ground Floor:

-Upon entering the property, you are greeted by a central entrance hallway, providing access to all principal rooms and benefiting from convenient built-in storage.

-Positioned at the front of the home, the bright and airy lounge is flooded with natural light and features a charming fireplace, creating a warm and inviting atmosphere.

-The lounge flows seamlessly through French doors into the impressive family and dining room, creating an ideal space for both entertaining and everyday living. This generous area provides ample room for family dining and features bi-folding doors that open out onto the rear garden.

-The kitchen is conveniently located just off the dining/family room and is fully fitted with a modern range of wall and base units, complementing the rest of the home.

This stylish space also benefits from an integrated dishwasher, double oven, induction hob, and space for a freestanding American-style fridge freezer. The kitchen is further enhanced by a central island, providing additional workspace and a sociable focal point.

-A versatile family room benefits from a bay window and is currently being used as a games room, though it would also lend itself perfectly as a children's playroom or home office.

-At the front of the property, you will find the convenient utility room, offering under-counter space for a washer and dryer along with an additional hand basin, larder, space for storing boots and a full worktop.

-The downstairs accommodation is further enhanced by a guest W/C.

First Floor:

-The main bedroom is a generously sized double room located at the front of the home and benefits from the luxury of a modern en suite shower room, complete with twin sinks.

-Bedroom two is a further double room located at the rear of the home and also benefits from an en suite shower room.

-Bedrooms three and four are further double rooms, while bedrooms five and six are generous singles that would also lend themselves well to use as a home office or nursery.

-The family bathroom is conveniently located close to all bedrooms and is finished with a modern tiled suite, complete with a shower over the bath, hand basin and W/C.

Garden, Exterior and Further Property Information:

-This beautiful family home also benefits from a low-maintenance rear garden with gated side access, laid mainly to lawn with a patio area, outdoor lighting, sockets, heater and pergola offering the perfect setting for alfresco dining and entertaining guests throughout the summer months.

-The home further benefits from a detached double garage complete with electrics and a pedestrian rear door, off-road parking for multiple vehicles, gas central heating, double glazing throughout, mains powered CCTV, satellite dish and EV charging point.

-Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home offers rural community living at its finest.

Important Property Information:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

Council Tax Band: F

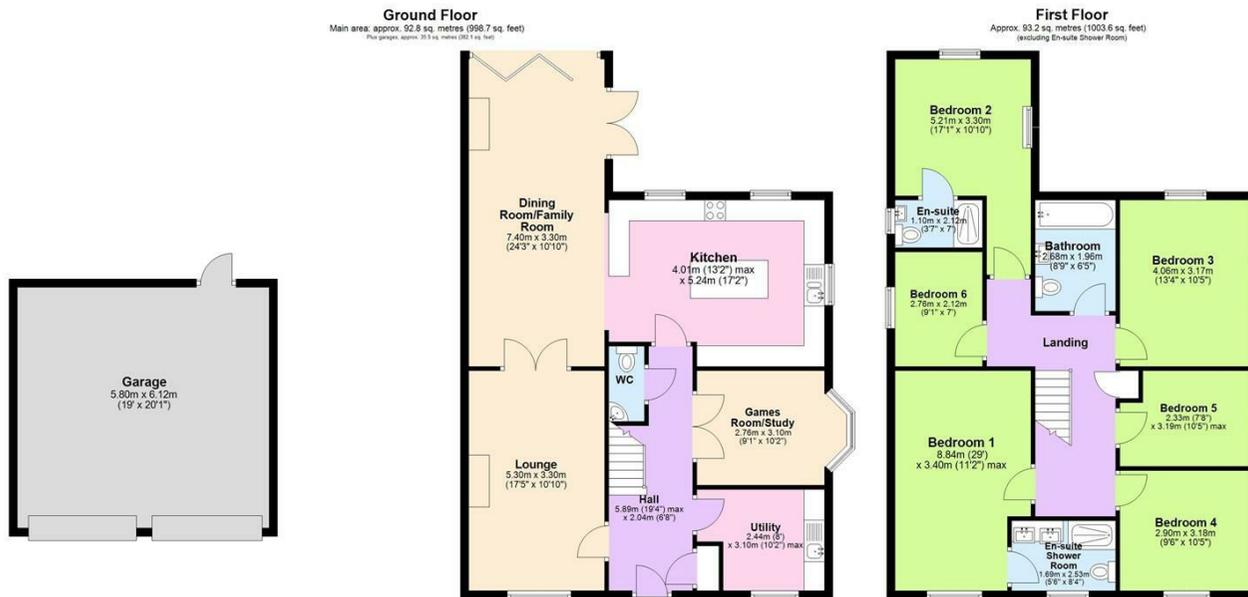
EPC: B

Maintenance Fee: £51.42 per month



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Main area: Approx. 186.0 sq. metres (2002.3 sq. feet)

Plus garages, approx. 35.5 sq. metres (382.1 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) A			
(81-91) B		81	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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