



BUTCHERS CLOSE

BISHOP'S ITCHINGTON, CV47 2PX

GUIDE PRICE £340,000

At the heart of the highly desirable village of Bishops Itchington sits this beautifully presented, extended three-bedroom link-detached home. Spacious and well-maintained throughout, this lovely property offers generous living accommodation and a welcoming feel, making it an ideal choice for its next owner.

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- Immaculately Presented • Downstairs
- Study • Driveway Parking • 3
- Bedrooms • Village Location • Close To
- Amenities • Great Road Links Nearby



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Ground Floor:

-Upon entering the property, you are greeted by a central entrance hallway that provides access to all main rooms within the home and is complete with under stairs storage.

-Stretching the full depth of the home, there is a modern, fully fitted kitchen/diner featuring a range of wall and base units, complemented by an electric oven, hob, and under-counter space for white goods. This spacious kitchen offers ample room for a family dining table and conveniently provides access to the rear garden through French doors.

-The lounge also extends the full depth of the home and is flooded with natural light, thanks to a charming bay window to the front and sliding patio doors opening to the rear garden. This spacious room is beautifully finished with a feature media wall and inset electric fireplace, creating a warm and truly homely atmosphere.

-Leading just off the lounge, you will find a versatile study complete with fitted storage. This flexible space would also make an ideal children's playroom.

First Floor:

-The main bedroom and second bedroom are both good sized doubles, situated at the rear of the home, each benefiting from

a built-in storage cupboard.

-Bedroom three is a single room at the front of the home, which would also make an ideal nursery or home office.

-The family shower room is conveniently located close to all three bedrooms and features a modern suite, complementing the style of the rest of the home.

Garden, Exterior and Other Property Information:

-This home boasts a well-maintained rear garden, laid to both a raised lawn, patio and a decked area. The garden also features a summer house and benefits from gated side access, providing both practicality and a lovely outdoor space for relaxation or entertaining.

-Additional benefits of this lovely home include a partial garage, driveway parking for multiple vehicles, gas central heating, and double glazing throughout.

Important Property Information:

Tenure: Freehold

Council Tax Band: C

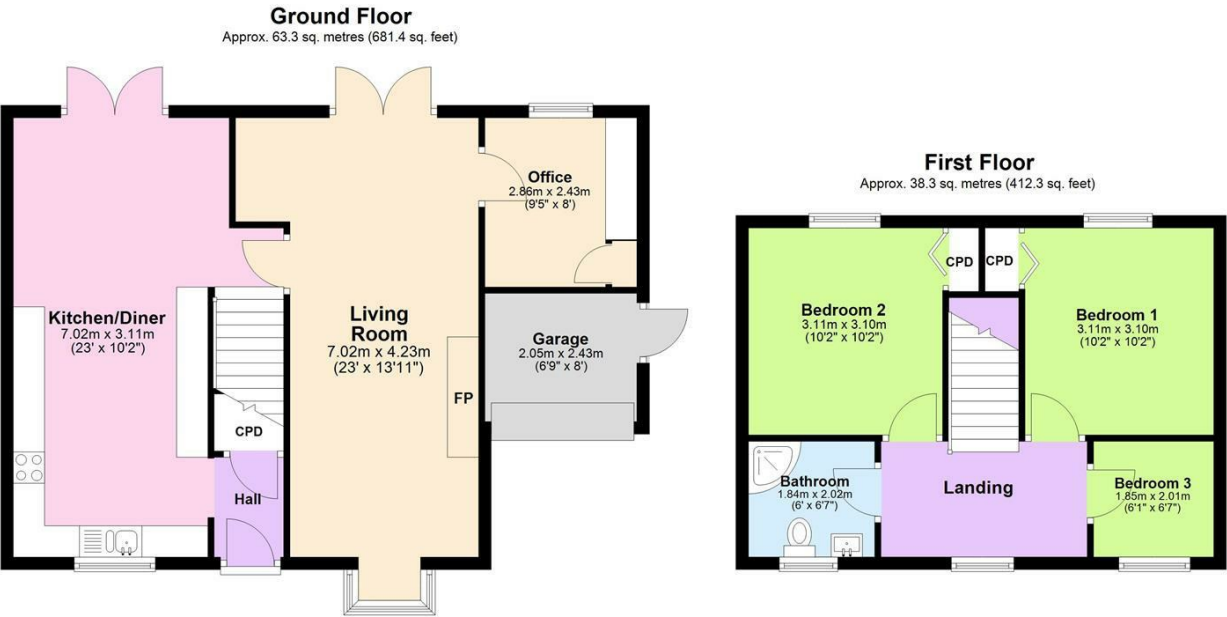
Local Authority: Stratford On Avon District Council

EPC: E



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	52	
(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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