



STONE FURLONG SOUTHAM, CV47 9AG

40% SHARED OWNERSHIP £106,000
LEASEHOLD

40% SHARED OWNERSHIP (with the option to staircase to 100%)

Set in the peaceful village of Long Itchington, this delightful two-bedroom shared ownership home offers an ideal blend of comfort and convenience. With a range of local amenities nearby and picturesque countryside walks right on your doorstep, the property provides a perfect balance of village charm and everyday practicality.

STONE FURLONG

- Two Double Bedrooms • Off Road Parking • Shared Ownership • Gas Central Heating • Village Location • 40% Share • Perfect First Time Buy • Close To Amenities • Great Road Links



Ground Floor:

-Upon entering the property, you are welcomed into an inviting entrance porch, providing access to all principal rooms within the home.

-The lounge, kitchen and dining area offer a modern open-plan layout, filled with natural light thanks to dual-aspect windows. This open-plan space offers ample room for both a separate living and dining area.

-The kitchen is fully fitted with a range of wall and base units, complemented by integrated appliances including a dishwasher, washing machine, hob, oven, and fridge freezer. There is ample space for a breakfast table, along with a large storage cupboard, ideal for additional storage or housing a tumble dryer.

-Leading from the kitchen is a downstairs WC and hallway, providing access to the rear garden.

First Floor:

-Positioned at the front of the home, the main bedroom is generously sized and further benefits from a built-in wardrobe.

-The second bedroom is located at the rear of the home and is a good-sized double room, also benefiting from built-in storage.

-The bathroom is conveniently situated between both bedrooms and features a modern tiled suite, complete with a shower over the bath, hand basin, and WC.

Garden, Exterior & Further Property Information:

-The rear garden is mainly laid to lawn and features a patio area, ideal for entertaining and al fresco dining.

-The property further benefits from gas central heating, double glazing throughout, side access, and allocated parking for two cars.

-Surrounded by the South Warwickshire countryside and benefiting from a wealth of nearby amenities, this lovely home offers desirable rural community living.

Important Property Information:

Tenure: Leasehold (116 years remaining on the lease)

Maintenance Fee: £58.71 per month (£23.46 service charge, £15.19 insurance, £20.06 management fee)

Local Authority: Stratford On Avon District Council

Council Tax Band: C

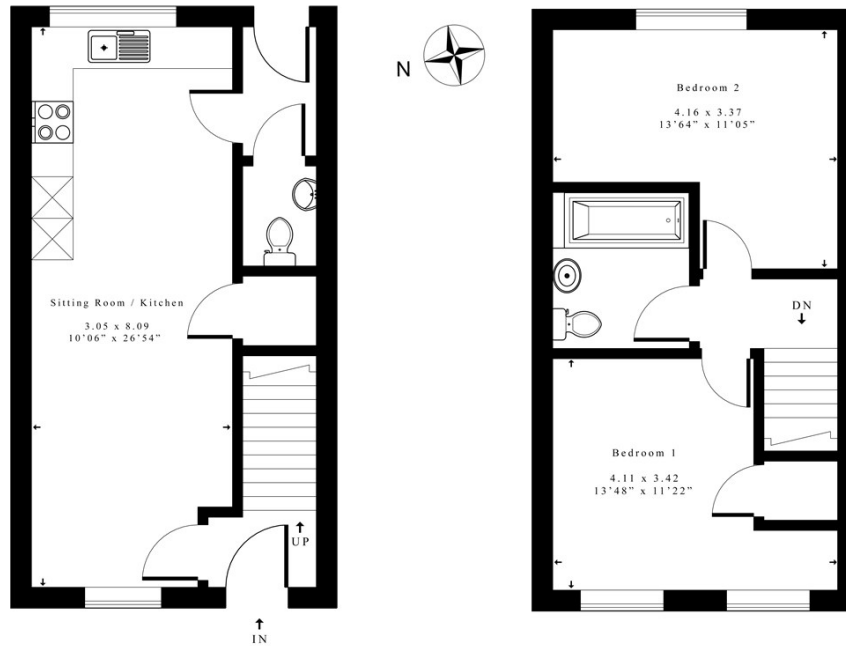
EPC:B

Rent: £414.74 per month



STONE FURLONG



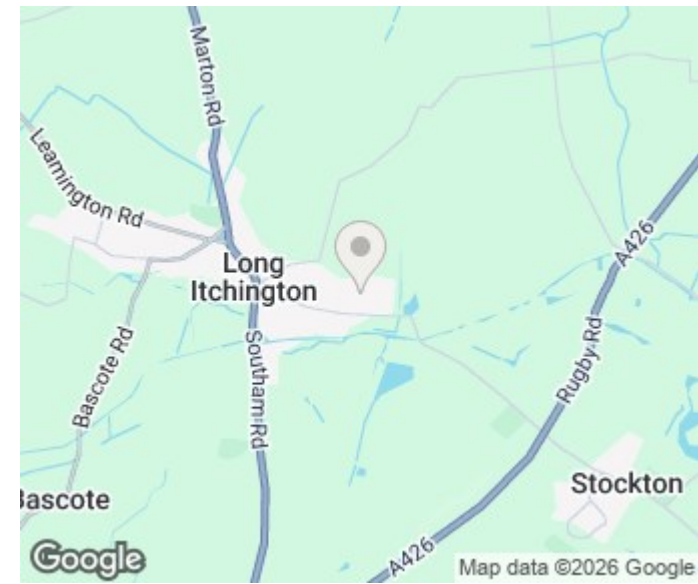


Ground Floor

First Floor

Ground Floor Approx. Area = 34.52 sq m / 371.57 sq ft
 First Floor Approx Area = 34.56 sq m / 372.07 sq ft
 Total Area = 69.08 sq m / 743.64 sq ft

Measurements are approximate and not to scale,
 illustration is for identification purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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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