



VICARAGE ROAD NAPTON CV47 8NA

GUIDE PRICE £775,000

Set on a desirable road in the heart of the sought-after village of Napton-on-the-Hill, this beautifully presented five-bedroom detached family home offers an exceptional blend of space and versatility. Thoughtfully designed and well-maintained throughout, this stunning property provides generous living accommodation, making it an ideal home for modern family life. With so much to offer, it is perfectly suited to meet the needs of its next owners.

VICARAGE ROAD

- 5 Bedrooms • Immaculate Finish • Off Road Parking Village Location • Garage • Home Office • Guest W/C • En Suite To Main Bedroom • Spacious Family Home • Close To Amenities • Great Road Links



Ground Floor:

-Upon entering the property, you are welcomed into a bright entrance porch that leads through to the principal rooms of the home.

-At the heart of the home is a spacious and versatile family room, offering the perfect open-plan space for everyday living. This attractive room is complete with ample fitted storage and is open plan with the kitchen and dining area, creating a fantastic space for entertaining guests and everyday family living.

-The kitchen has been beautifully finished to a high standard, in keeping with the quality found throughout the home, and offers a stylish range of modern wall and base units. It comes complete with an integrated double oven, dishwasher, and gas hob, alongside space for a freestanding American-style fridge/freezer. A central kitchen island with breakfast bar provides a superb focal point, while there is also generous space for a family dining table. This stunning, light-filled space is enhanced by skylights and bi-folding doors, seamlessly blending indoor and outdoor living and creating the perfect setting for both entertaining and relaxed family life.

-Seamlessly flowing from the family room, you will find a separate lounge, complete with a feature log burner and French doors that open onto the rear garden, creating the perfect space to relax and unwind of an evening.

-The kitchen also provides access to a separate utility room, which offers additional storage and further under-counter space for white goods.

-The downstairs accommodation also benefits from a guest w/c and dedicated home office, complete with a large under-stairs storage cupboard, offering excellent practicality. This versatile space would also lend itself perfectly as a children's playroom if desired.

First Floor:

-Stretching the depth of the home, you will find the generously sized principal bedroom, offering spacious double accommodation and benefiting from the luxury of an en-suite shower room and fitted wardrobes.

-Bedrooms two, three, and four are all further well-proportioned double

rooms, with bedroom two benefiting from built-in storage and a Juliet balcony, allowing an abundance of natural light and offering beautiful views.

-Bedroom five is a well-proportioned single room, which would also lend itself perfectly as a home office or nursery.

-Conveniently located close to all bedrooms is the family bathroom that is finished with a tiled suite and is complete with a separate bath and shower cubicle, hand basin and w/c.

Second Floor:

-The top floor benefits from a loft room, providing a generous amount of storage space and access to useful eaves storage.

Garden, Exterior and Further Property Information:

-The property benefits from both a private rear garden and an enclosed front garden, offering excellent outdoor space for relaxing and entertaining. The enclosed front garden features a stunning sunken BBQ area, seamlessly accessed via the kitchen's bi-fold doors, creating the perfect indoor-outdoor living experience. To the rear, the garden and patio area provide an additional peaceful retreat, with direct access from the lounge.

-This stunning home also benefits from a large detached garage, complete with electrics, as well as off-road parking for multiple vehicles.

-The property also benefits from gas central heating, double glazing throughout, and beautiful countryside views. Surrounded by the South Warwickshire countryside, and with a wealth of amenities on its doorstep alongside excellent nearby road links, this lovely home offers rural community living at its finest.

Important Property Information:

Tenure: Freehold

EPC: C

Council Tax Band: F

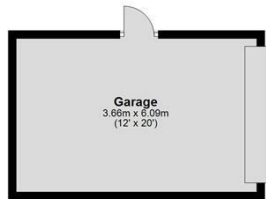
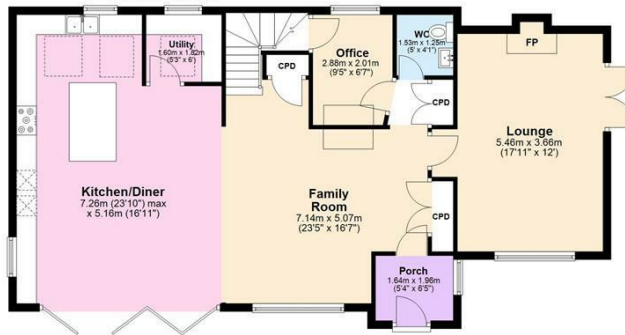
Local Authority: Stratford On Avon District Council



VICARAGE ROAD



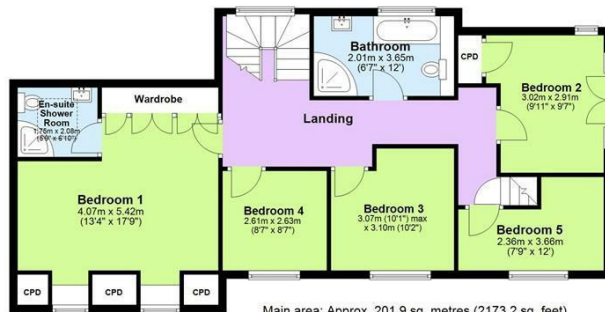
Ground Floor
Main area: approx. 115.0 sq. metres (1237.9 sq. feet)
Plus garage: approx. 22.3 sq. metres (239.9 sq. feet)



Second Floor
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus loft: approx. 29.8 sq. metres (322.8 sq. feet)



First Floor
Approx. 86.9 sq. metres (933.3 sq. feet)



Main area: Approx. 201.9 sq. metres (2173.2 sq. feet)
Plus garage: approx. 22.3 sq. metres (239.9 sq. feet)
Plus loft: approx. 29.8 sq. metres (322.8 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 their own inspections.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(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

Head Office Sales
76 Coventry Street
Southam
Warwickshire
CV47 0EA

01926 81 82 88
support@insidehomeslimited.co.uk
www.insidehomeslimited.co.uk