



BARLEY WAY

LONG ITCHINGTON CV47 9AD

GUIDE PRICE £685,000
FREEHOLD

Set on a well-regarded road in the charming village of Long Itchington, this spacious and beautifully presented five-bedroom detached home enjoys a lovely position on the village brow. Surrounded by the rolling countryside of South Warwickshire and with an array of local amenities just moments away, it offers the perfect blend of countryside tranquillity and everyday convenience.

BARLEY WAY

- 5 Bedroom Home • 2 En Suite Shower Rooms • Double Garage • Driveway Parking • Utility Room • Downstairs Study • Downstairs W/C • Solar Panels • Sizeable South Facing Rear Garden • Close To Amenities



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Ground Floor:

-On entering the property, you are welcomed into a central hallway that provides access to all the main rooms of the home.

-Situated at the rear of the property is the open-plan, fully fitted kitchen/diner — truly the heart of the home. This stylish space features a modern range of wall and base units, complemented by an integrated double oven, gas hob, dishwasher, wine cooler, large fitted storage cupboard and full length fridge. A central kitchen island offers additional workspace, storage and seating, while French doors open directly onto the sizeable South facing rear garden, perfect for indoor-outdoor living.

-Conveniently located just off the kitchen is the utility room, fitted with an integrated freezer and washing machine.

-The bright and airy lounge is positioned at the rear of the home and is complete with bespoke cabinetry, whilst offering views over the garden through French doors.

-At the front of the property is the separate dining room, currently used as a children's playroom. This versatile space benefits from a bay window and can easily adapt to suit changing needs.

-Also at the front of the home is a dedicated study that is finished with fitted storage, ideal for home working.

-The downstairs accommodation is completed by a convenient and good sized guest W/C.

First Floor:

-The main bedroom is a generously sized double located at the front of the home. This room benefits from built-in wardrobes and the luxury of a modern, tiled en-suite shower room.

-Bedroom two is another double room, complete with its own en-suite shower room.

-Bedrooms three and four are both double rooms, with one featuring built-in wardrobes.

-The fifth bedroom is a good-sized single room, currently used as a second home office that's complete with a desk space and built in wardrobes. This versatile space would also make an ideal guest room or nursery.

-The family bathroom is conveniently located off the gallery landing, close to all bedrooms. This attractive space is finished to a high standard, in keeping with the rest of the home, and features a separate shower cubicle, bath, and heated towel rail.

Exterior, Garden & Further Property Information:

-Leading outside, the home benefits from a beautifully manicured rear garden, mainly laid to lawn with a patio area and established floral borders. This inviting space offers the perfect spot for alfresco dining and entertaining guests throughout the summer months.

-This lovely home also features a detached double garage with electrics and a pedestrian door, driveway parking, gas central heating, double glazing throughout, and solar panels.

-This beautiful property also enjoys canal-side walks right on its doorstep, perfect for leisurely strolls and enjoying the outdoors, as well as being only a 5 minute walk to the local primary school and within the catchment area for the well regarded Southam College.

Important Property Information:

Tenure: Freehold

Maintenance Fee: £199 per year

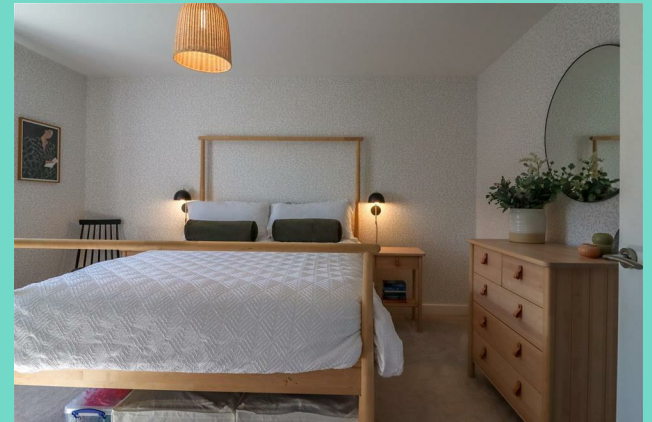
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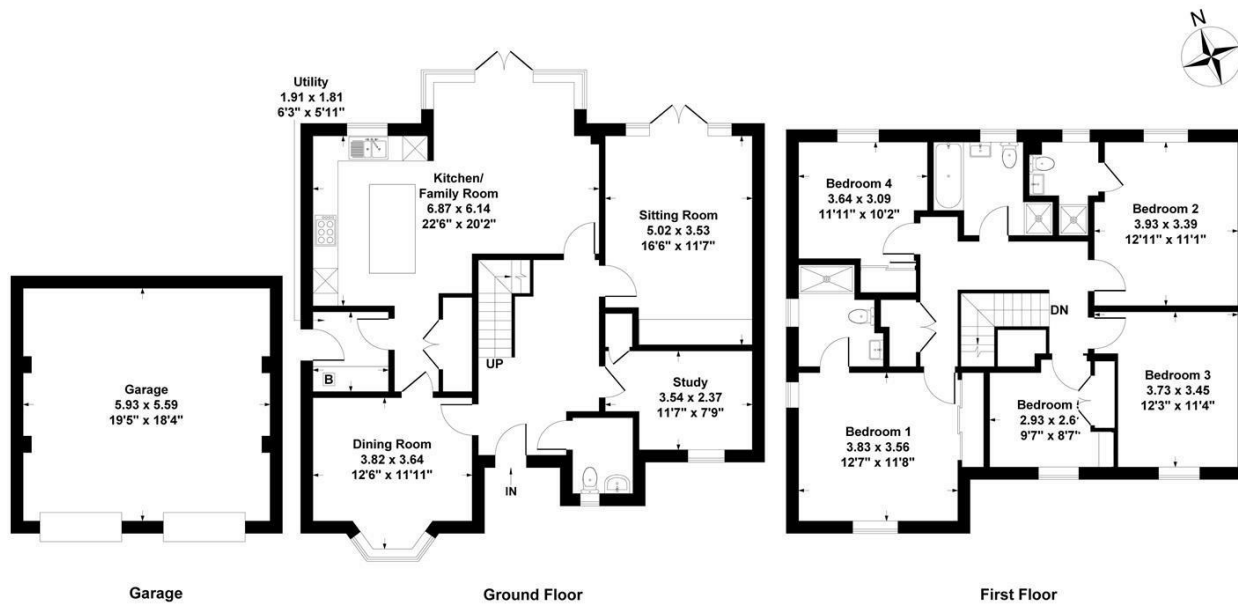
Council Tax Band: G

Local Authority: Stratford On Avon District Council



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Ground Floor Approx Area = 93.22 sq m / 1003 sq ft
 First Floor Approx Area = 87.33 sq m / 940 sq ft
 Garage Approx Area = 33.14 sq m / 357 sq ft
 Total Area = 213.69 sq m / 2300 sq ft

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).



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

Head Office Sales
 76 Coventry Street
 Southam
 Warwickshire
 CV47 0EA

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