



FURNACE FIELDS

BISHOPS ITCHINGTON CV47 2EL

GUIDE PRICE £625,000
FREEHOLD

Set on the highly desirable Bishops Hill estate, this four-bedroom detached home is perfectly positioned on a quiet cul-de-sac.

Offering generous living space throughout and boasting a wealth of nearby amenities, this charming property presents an exceptional opportunity for its next owners.

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- 4 Bedroom Detached • En Suite To Main Bed • Single Garage • Driveway • Downstairs W/C • Desirable Location • Close To Amenities • Great Road Links Nearby • Utility Room



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Ground Floor:

-Welcoming central entrance hallway providing access to all main rooms within the home

-Beautifully presented open-plan kitchen/diner extending the full depth of the home, featuring stylish wall and base units, integrated appliances (including a dishwasher, fridge/freezer, oven, and hob), generous space for family dining, and French doors that open out to the rear garden—perfect for both everyday living and entertaining

-Convenient utility room located just off the kitchen, featuring an additional sink, under-counter space for white goods, and a door providing further access to the rear garden

-Spacious and bright lounge situated at the rear of the home, flooded with natural light and featuring French doors that open out to the rear garden—creating a seamless indoor-outdoor flow

-The ground floor also offers a versatile home study, ideal for remote working or additional living space, along with a conveniently located W/C

First Floor:

-Generously sized main Master bedroom, complete with fitted

wardrobes and the added luxury of a private en suite shower room

-Bedrooms two, three, and four are all generously sized double rooms featuring fitted wardrobes, and two benefit from fitted storage cupboards.

-Modern family bathroom conveniently located between all bedrooms, featuring a stylish tiled suite with a separate bath and shower cubicle

Garden & Exterior:

-Low-maintenance rear garden, primarily laid to artificial lawn and patio—ideal for easy outdoor living and entertaining

-The property also benefits from a single garage with electrics and driveway parking for multiple vehicles

-Further benefits include gas central heating and double glazing throughout

Important property information:

Local Authority: Stratford On Avon District Council

Council Tax Band:F

EPC:B

Maintenance Fee: Approx £250 per annum

Tenure: Freehold



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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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