



## COX CRESCENT

LONG ITCHINGTON CV47 9AE

OFFERS IN THE REGION OF £355,000  
FREEHOLD

Set on the brow of the highly desirable village of Long Itchington, this immaculately presented three-bedroom detached home offers generous living space throughout. Benefiting from excellent road links and a wide range of amenities right on its doorstep, this lovely property has much to offer its next owners.

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- 3 Bedrooms • Detached • Garage • Off Road Parking • En Suite To Main • Well Presented • Village Location • Downstairs W/C • EV Charger • Great Road Links



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## Ground Floor:

-Upon entering the property, you are welcomed into a central entrance hallway which provides access to all principal rooms within the home.

-Stretching the full depth of the property, the spacious and light-filled lounge benefits from French doors opening onto the rear garden, allowing an abundance of natural light to pour in. This inviting room offers the perfect place to unwind at the end of the day.

-Also stretching the depth of the home is the open-plan kitchen/diner, fully fitted with a modern range of wall and base units and complete with an integrated fridge/freezer, washer/dryer, electric oven, induction hob and dishwasher. This excellent entertaining space offers ample room for a family dining table and provides access to the rear garden via French doors.

-Completing the ground floor accommodation is a guest WC along with a practical understairs storage cupboard.

## First Floor:

-At the rear of the property, the principal bedroom offers a spacious double layout, fitted wardrobes, and the luxury of a contemporary en suite shower room, beautifully tiled for a stylish finish.

-Positioned at the front of the property, the second bedroom is a comfortably sized double, while the third bedroom is a substantial single, versatile enough to serve as a home office or nursery.

-Ideally situated close to all bedrooms, the family bathroom boasts a contemporary tiled suite, comprising a bath with shower over, hand basin, WC, and a heated towel rail, in keeping with the style of the home.

## Garden & Exterior:

-Leading from the home is a fully enclosed rear garden, laid to lawn with a patio and an established foliage border, providing the perfect space for alfresco dining during the summer months.

-Additional features of this home include a detached garage with electrics, off-road driveway parking, gas central heating, double glazing throughout, and the convenience of an EV charger.

-Set amidst the beautiful South Warwickshire countryside and with a wide range of amenities close at hand, this delightful home provides the perfect blend of village charm and convenient living.

## Important Property Information:

Tenure: Freehold

Council Tax Band: E

Local Authority: Stratford On Avon District Council

EPC: B

Maintenance Charge: £307 per annum

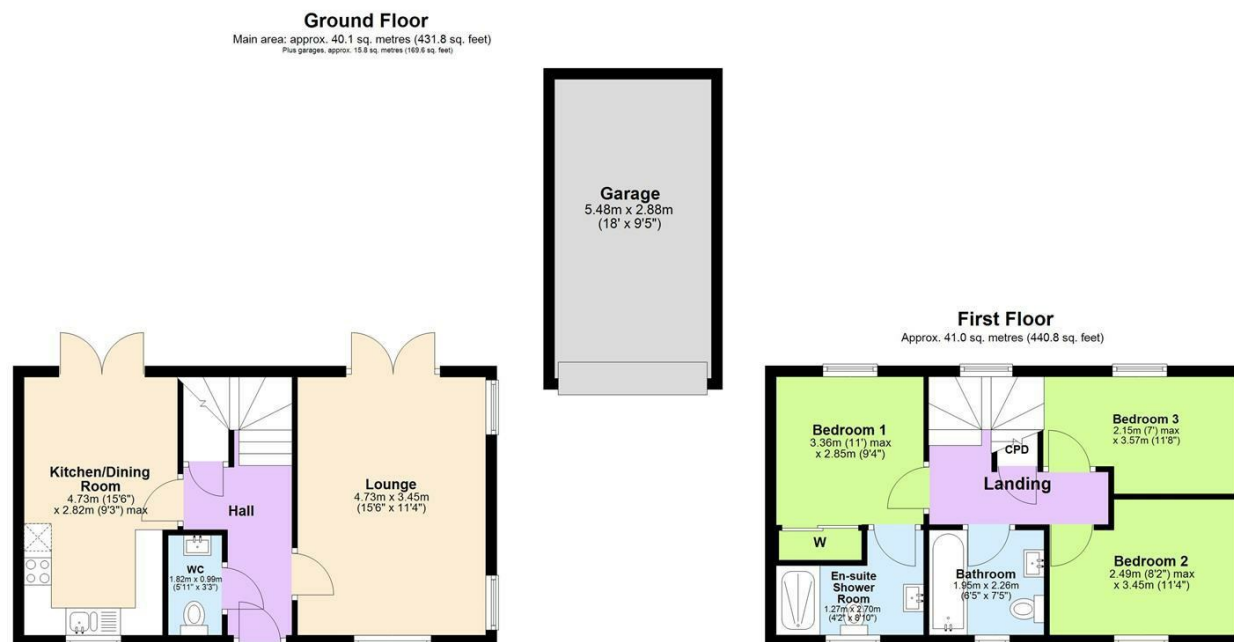
Restrictions: For clarity, the driveway is suitable for standard vehicles only; caravans and commercial vehicles are not permitted.





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Main area: Approx. 81.1 sq. metres (872.6 sq. feet)  
Plus garages: approx. 15.8 sq. metres (169.6 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 own inspection(s).  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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