



BROOK STREET SOUTHAM, CV47 2YH

GUIDE PRICE £400,000
FREEHOLD

Situated in the heart of the highly sought-after village of Fenny Compton, this charming and generously proportioned three-bedroom period cottage offers a wonderful blend of character, space, and potential. Rich in original features and period charm, the property provides versatile accommodation throughout and presents an exciting opportunity for its next owners to create a truly special home.

BROOK STREET

- Characterful Cottage
- 3 Bedrooms
- Utility Room
- Substantial Garden
- Great Potential
- Off Road Parking
- Loft Storage
- Downstairs W/C
- Versatile Home



Ground Floor:

-Upon entering the property, you are welcomed into a cosy and inviting lounge, full of character and warmth. Featuring an attractive fireplace and exposed wooden beams, this charming reception room provides a truly homely atmosphere and serves as the perfect space to relax and unwind.

-The lounge flows seamlessly through to the dining room, creating an excellent space for both everyday living and entertaining. Offering ample room for family dining, this characterful room is further enhanced by an attractive feature fireplace, adding warmth and charm to the space.

-The kitchen is fitted with a range of wall and base units, providing ample storage and workspace. A standout feature is the Bosky F30 solid fuel central heating range cooker.

-The property also benefits from a versatile garden room, offering flexible accommodation to suit a variety of needs, whether as a home office, playroom, hobby space, or additional reception area. With direct access to the rear garden, it provides an excellent connection between the indoor and outdoor living spaces.

-Situated to the rear of the property, the utility room offers excellent practicality, featuring ample fitted storage and space for white goods, while also providing convenient access to the garden. The utility room further benefits from access to a ground-floor w/c.

First Floor:

- The principal bedroom spans the full depth of the property, providing generous double accommodation and an abundance of natural light through dual-aspect windows. This spacious room also benefits from a fitted storage cupboard, enhancing

its practicality while maintaining a bright and airy feel.

-Bedrooms two and three are both well-proportioned rooms situated at the front of the property, offering comfortable and versatile accommodation. Bedroom three further benefits from a built-in wardrobe.

Second Floor:

-The property also benefits from a superb loft room, featuring a Velux window that allows plenty of natural light to flood the space. Complete with built-in storage, this versatile space offers excellent additional storage capacity.

Garden, Exterior & Further Property Information:

-The substantial rear garden offers plenty of outdoor space and provides an ideal area for al fresco dining during the summer months. Mature planting adds interest throughout the garden, which also features a pond. To the rear of the garden you will find a gate that leads to a field and local footpaths.

-This attractive home also benefits from off-road driveway parking, a Bosky heating system, solar panels providing hot water heating, and double glazing throughout.

Surrounded by the South Warwickshire countryside and with a range of local amenities and excellent road links nearby, this charming home offers the benefits of village living within a well-connected rural community.

Important Property Information:

Tenure: Freehold

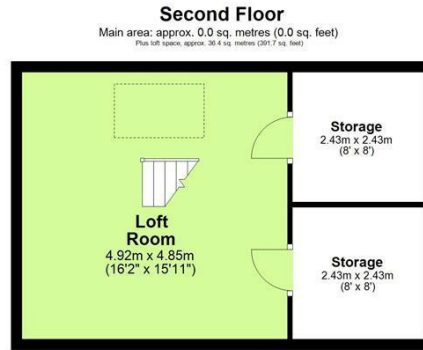
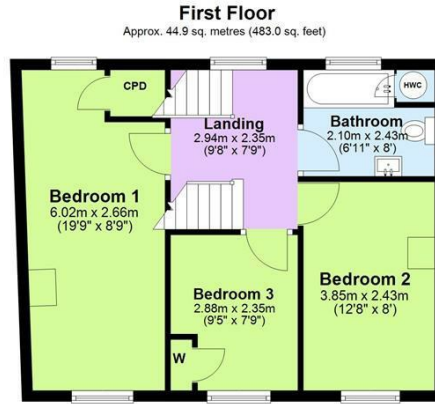
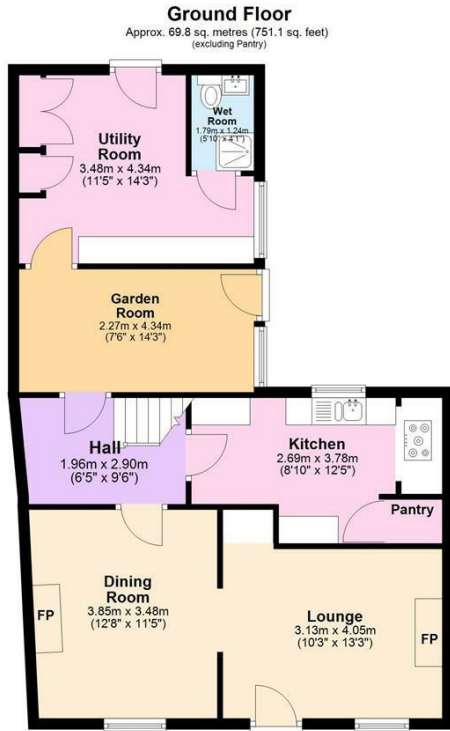
EPC: F

Council Tax Band: D

Local Authority: Stratford On Avon District Council

BROOK STREET





Main area: Approx. 114.7 sq. metres (1234.1 sq. feet)

Plus loft space, approx. 36.4 sq. metres (391.7 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G		26	
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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