



## THE LOCKS LONG ITCHINGTON CV47 9AR

GUIDE PRICE £565,000  
FREEHOLD

Set on the brow of the highly desirable village of Long Itchington, this spacious and well-presented four-bedroom detached home offers a great deal of versatility throughout. Benefiting from excellent amenities right on its doorstep, this lovely property has much to offer its next owners.

# THE LOCKS

- 4 Bedrooms • Study • Garage • Driveway
- Parking • Downstairs WC • Utility Room • En Suite To Main • Canalside Walks • Village Location • Close To Amenities



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## Ground Floor:

-Upon entering the property, you are welcomed into a bright and airy central entrance hall, providing access to all of the principal rooms within the home.

-Located at the front of the property, the lounge enjoys beautiful views over the picturesque canal through its bay window and provides the perfect space for relaxing in the evening.

-Leading towards the rear of the home, you will find the modern open-plan kitchen/diner. This attractive space enjoys views over and access to the rear garden via French doors and is fitted with a comprehensive range of wall and base units. Integrated appliances include a fridge/freezer and dishwasher, along with a gas hob, double electric oven, breakfast bar, and ample space for a family dining table.

-The kitchen/diner also conveniently provides access to a utility room, offering additional storage, under-counter space for white goods, and side access to the driveway.

-Also located at the front of the home is a versatile study, recently updated with a built-in desk and storage. Featuring a bay window, this space could equally serve as a children's playroom or a comfortable work-from-home area.

-The downstairs accommodation also benefits from a convenient guest W/C.

## First Floor:

-The main bedroom is located at the front of the home, offering a spacious double room complete with built-in wardrobes and a modern en-suite shower room.

-Bedrooms two, three, and four are all generous double rooms, each featuring built-in wardrobes.

-Conveniently located close to all the bedrooms, the fully fitted family bathroom is finished to a modern standard in keeping with the rest of the home. It features bath, W/C, and hand basin.

## Garden & Exterior:

-Leading outside, this lovely home benefits from an enclosed rear garden, mainly laid to lawn, with a generous patio, mature borders, and a pedestrian door providing access to the garage.

-The property also benefits from a single detached garage with electrics, off-road driveway parking, gas central heating, and double glazing throughout.

-Surrounded by the South Warwickshire countryside and with a wealth of amenities and excellent road links on its doorstep, this property offers rural community living at its finest.

## Important Property Information:

Tenure: Freehold

Council Tax Band: F

Local Authority: Stratford On Avon District Council

EPC:B

Maintenance Fee: £231 per annum

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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>		93
(81-91)	<b>B</b>		85
(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			
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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