



## MERIN HOUSE

BISHOPS ITCHINGTON CV47 2RR

GUIDE PRICE £385,000  
FREEHOLD

Set in the heart of the highly sought-after village of Bishops Itchington, this beautifully presented three-bedroom detached home offers generous living space throughout. Perfectly positioned with local amenities just a short stroll away, the property combines village charm with everyday convenience.

## OLD ROAD

- 3 Bedrooms • Detached • Garage • Off Road Parking • En Suite To Main Bed • Kitchen/Diner • Well Presented • Enclosed Rear Garden • Downstairs W/C • Village Location



Set in the heart of the highly sought-after village of Bishops Itchington, this beautifully presented three-bedroom detached home offers generous living space throughout. Perfectly positioned with local amenities just a short stroll away, the property combines village charm with everyday convenience.

### Ground Floor:

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

-Stretching the full depth of the property, the bright and airy lounge is flooded with natural light thanks to its dual-aspect design and French doors opening onto the rear garden. This generous living space is beautifully finished with a feature electric fireplace, creating both a stylish focal point and a cosy atmosphere.

-Also extending the full depth of the home is the open-plan kitchen/diner, fitted with a modern range of wall and base units and complemented by integrated appliances including a dishwasher, fridge/freezer, electric oven, and gas hob. This stylish and practical space offers plenty of room for a family dining table, while additional under-counter space is available for a freestanding washing machine.

-The downstairs accommodation also benefits from a useful under-stairs storage cupboard and a conveniently placed guest W/C.

### First Floor:

-Located at the front of the home, the main bedroom is a generously sized double, complete with fitted wardrobes and the luxury of a fully tiled en-suite shower room.

-The second bedroom is another spacious double, also located at the front of the home. The third bedroom, situated at the rear, would make an ideal home office, nursery, or guest room.

-Conveniently located close to all bedrooms, the family bathroom is fitted with a modern suite in keeping with the style of the home, complete with a bath with overhead shower, hand basin, and W/C.

### Garden, Exterior & Further Property Information:

-Leading from the home, the property boasts an enclosed and beautifully maintained rear garden, mainly laid to lawn, with a patio area—perfect for alfresco dining and relaxing during the summer months.

-Additional benefits of this lovely home include a single garage with electrics, off-road parking, double glazing throughout, gas central heating, and a solar panel system for heating the water.

-Surrounded by the beautiful South Warwickshire countryside, and with a wealth of local amenities and excellent road links nearby, this home offers the perfect combination of rural charm and convenient community living.

### Important Property Information:

Tenure: Freehold

EPC:C

Local Authority: Stratford On Avon District Council

Council Tax Band: E

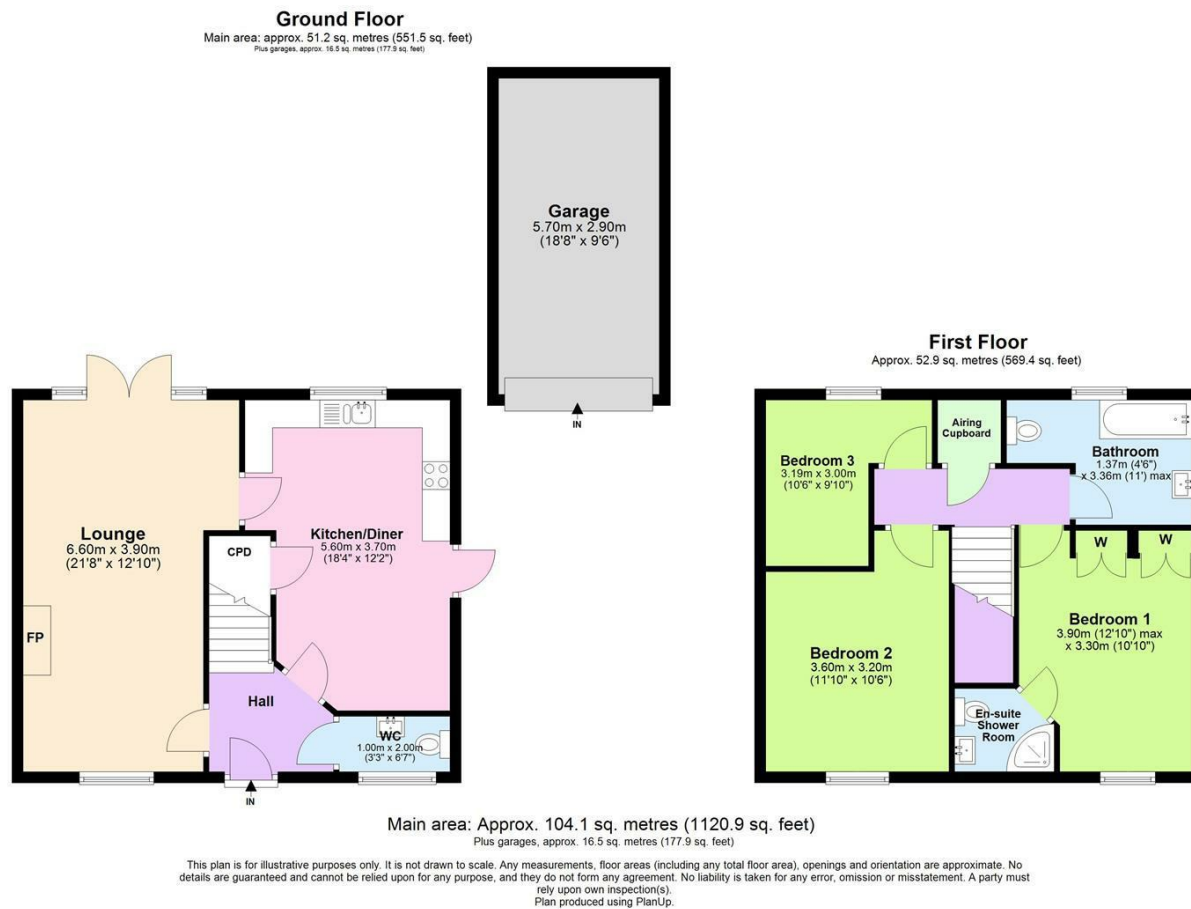




## OLD ROAD







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(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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