



DAVENTRY ROAD SOUTHAM, CV47 1PW

GUIDE PRICE £570,000
FREEHOLD

Nestled in the heart of the highly sought-after market town of Southam, this exceptional four-bedroom Grade II listed family home is rich in history and character. Parts of the property date back to the late -1600s, and it has been thoughtfully and sympathetically updated over time. Combining period charm with modern comfort, this unique home offers an abundance of space, character, and appeal for its next owners.

DAVENTRY ROAD

- Charming Characterful Home • 4 Bedrooms • Office • Downstairs Shower Room • Courtyard Garden • Property Steeped In History • Off Road Parking • Utility Room • Boot Room



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Ground Floor:

-Upon entering the home, you are welcomed into a central entrance hallway that immediately sets the tone for the rest of the property, featuring warm wooden flooring and a sense of timeless character. From here, there is access to a convenient boot room, ideal for muddy boots after countryside walks and is complete with built-in storage for added practicality.

-At the heart of the home lies a charming central reception room, complete with original beams and a brick-surround log burner that creates a wonderfully cosy atmosphere. This stunning space is flooded with natural light, thanks to the French doors that open out onto the rear courtyard, seamlessly blending indoor and outdoor living.

-The central reception room flows seamlessly into the dining room and kitchen, creating a wonderful sense of connectivity throughout the ground floor. The dining room is equally charming, offering ample space for a family dining table and providing the perfect setting for both everyday meals and entertaining guests.

-At the rear of the home is a fully fitted kitchen, complete with a range of base units, a Belfast-style sink, and space for a Rangemaster-style oven (available to purchase by separate negotiation), as well as room for freestanding white goods. The kitchen also benefits from a charming stable door, providing direct access to the courtyard garden.

-Conveniently located close to the kitchen and dining area is a spacious utility room, offering additional worktop space, a hand basin, and under-counter provision for white goods, providing a highly practical and functional area for everyday household tasks.

-The lounge provides an additional charming reception space, complete with a feature fireplace that serves as a beautiful focal point, creating the perfect setting in which to relax and unwind in the evenings.

-At the front of the home, you will find a versatile office space that is in keeping with the style and character of the rest of the property.

-The downstairs accommodation further benefits from a convenient shower room, fitted with a white tiled suite, shower cubicle, hand basin, and WC.

First Floor:

-Located at the rear of the home is the main bedroom, offering substantial double accommodation and benefiting from a double fitted wardrobe.

-Bedrooms two and three are both further double rooms, each benefiting from fitted wardrobes.

-Bedroom four is another double room situated at the front of the property and would also

lend itself perfectly as a nursery.

-Conveniently located close to all bedrooms is the family bathroom, which is fully fitted with an attractive tiled suite and includes a shower over the bath, a traditional 'Thomas Crapper' style toilet, hand basin, and heated towel rail. This space offers a blend of traditional character with a modern finish.

Garden, Exterior & Further Property Information:

-This idyllic historic home also benefits from a walled courtyard garden, which is block paved and provides the perfect setting for alfresco dining during the summer months.

-This lovely home also benefits from off-road parking for two vehicles, along with gas central heating.

-This beautiful home is steeped in history and full of charm throughout. Surrounded by the South Warwickshire countryside and with a wealth of amenities close at hand, the property offers rural community living at its finest.

Important Property Information:

Tenure: Freehold

Listing Status: Grade 2 (entry number: 1035590)

Conservation Area: This property was included within a conservation area since 1994.

Restrictive Covenant: No right to light or air is granted from adjoining properties in respect of the downstairs bathroom.

Access Rights: Access is not an adopted highway and is shared by three properties for vehicular access.

Local Authority: Stratford On Avon District Council

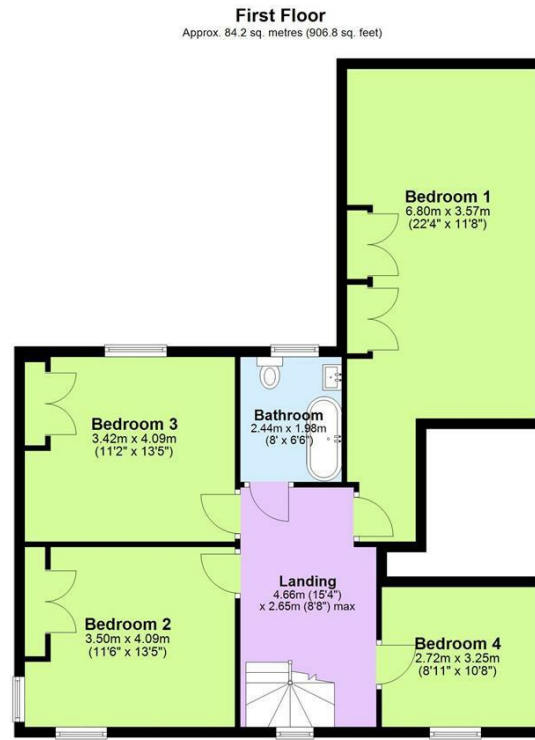
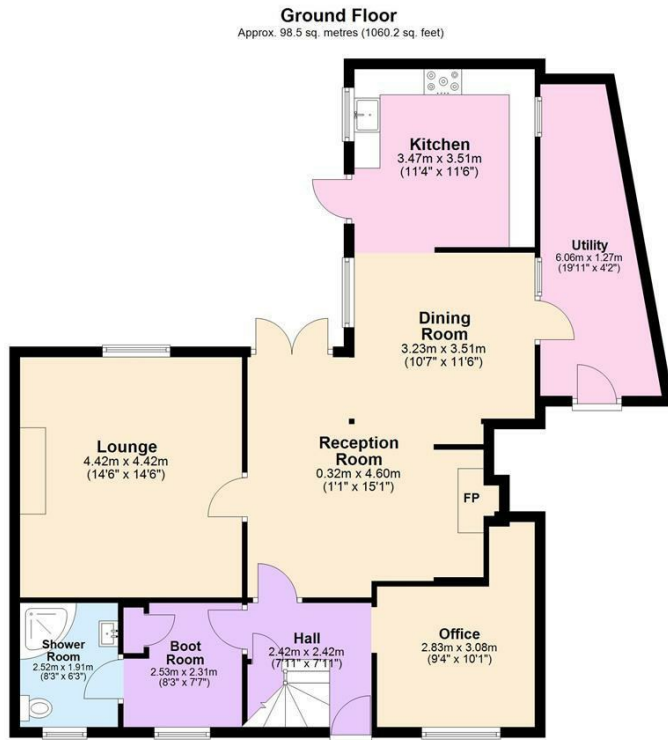
Council Tax Band: C

EPC : Exempt



DAVENTRY ROAD





Total area: approx. 182.7 sq. metres (1967.0 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			
(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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