



HARTSHORNE ROAD

SOUTHAM, CV47 2BF

GUIDE PRICE £360,000
FREEHOLD

Set at the heart of the sought after village of Bishops Itchington is this well presented three bedroom detached home. With great space throughout and lots of amenities on its doorstep, this lovely home has much to offer its next owners.

HARTSHORNE ROAD

- 3 Bedrooms • Downstairs

W/C • Garage • Off Road Parking • Village

Location • En Suite To Main Bedroom • Great

Road Links • Close To Amenities



Ground Floor:

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

-Located at the front of the home is the lounge, which is flooded with natural light thanks to the bay window. This bright and airy room provides the perfect space to relax and unwind in the evening.

-Situated at the rear of the home is the open-plan kitchen/diner, fitted with a range of wall and base units, an integrated electric oven, gas hob, and space for freestanding white goods. This attractive space offers ample room for a dining table and conveniently provides access to the rear garden via French doors. The kitchen further benefits from a utility area, providing additional under-counter space for white goods, as well as separate access to the rear garden.

-The downstairs accommodation also benefits from a guest WC.

First Floor:

-The main bedroom is situated at the front of the home and is a generously sized double room, benefiting from built-in wardrobes and a tiled en-suite shower room.

-Bedroom two is a further double room located at the rear of the home, while bedroom three is also a good-sized double room and would lend itself well as a home office or nursery.

-The family bathroom is conveniently located close to all bedrooms and is finished with a modern tiled suite, comprising a shower over the bath, hand basin, and WC.

Garden, Exterior & Further Property Information:

-Leading outside, this lovely home benefits from an enclosed rear garden, laid mainly to lawn and complemented by a patio area, perfect for alfresco dining during the summer months. The attractive space is finished with established floral borders.

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

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

Important Property Information:

Tenure: Leasehold (approx. 988 years left on the lease)

EPC: C

Local Authority: Stratford On Avon District Council

Council Tax Band: E

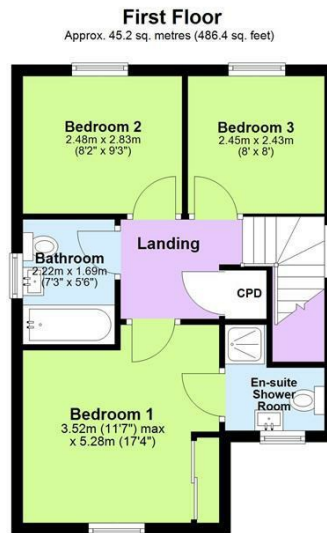
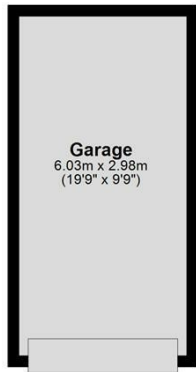
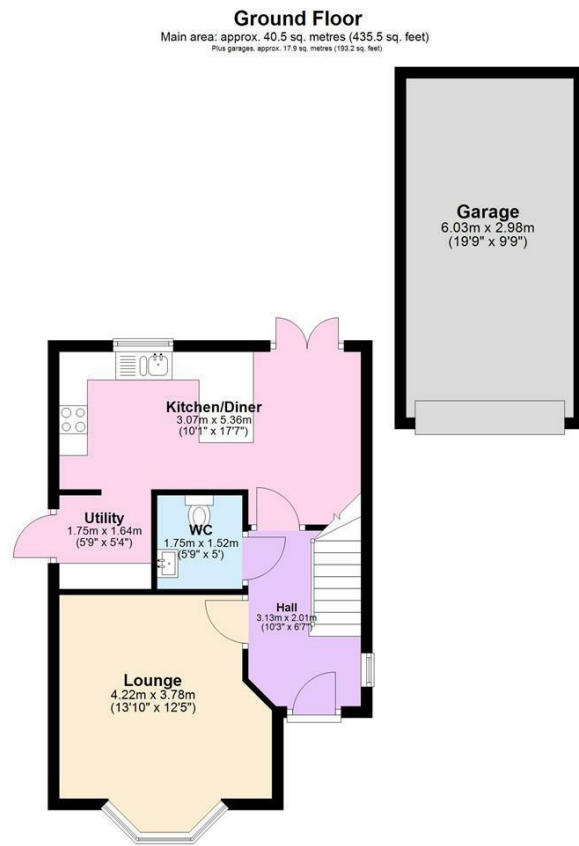
Ground Rent: £150 per annum

Service Charge: £48 per month



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Main area: Approx. 85.7 sq. metres (922.0 sq. feet)
Plus garages: approx. 17.9 sq. metres (193.2 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		77	81
(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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