



SHEPHERDS HILL

SOUTHAM, CV47 1GD

GUIDE PRICE £375,000
FREEHOLD

Positioned on the edge of the highly sought-after market town of Southam, this unique 3/4 bedroom detached home offers versatile and beautifully presented accommodation throughout. Featuring two separate living spaces and finished to a high standard, the property provides an ideal arrangement for independent teenage living, multi-generational families, or elderly relatives seeking their own private space.

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- 3/4 Bedrooms
- 2 Separate Living Areas
- Unique Home
- Driveway Parking
- En Suite To Main Bedroom
- Well Presented
- Close To Amenities
- Great Road Links Nearby
- Guest W/C



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Ground Floor Main Living Accommodation:

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

-Located at the front of the home is the bright and airy lounge, flooded with natural light courtesy of the attractive bay window.

-Seamlessly flowing through from the lounge via sliding doors, you will find the fully fitted kitchen/diner, complete with a range of wall and base units and ample under-counter space for additional white goods. Offering plenty of room for a dining table, this sociable space also provides access to the rear garden through French doors.

-The downstairs accommodation also benefits from a convenient guest WC.

Ground Floor Separate Living Accommodation:

-Just off the hallway, you will find a second independent lounge, offering the perfect space for relaxing, with French doors providing access through to the separate kitchen.

-The second kitchen is located at the rear of the property and is fitted with a range of wall and base units, along with an integrated oven, induction hob, fridge, freezer and

under-counter space for white goods. This area also offers access to the rear garden via French doors.

-Just off the lounge, you are led into the fourth bedroom, which offers generous double accommodation and the luxury of its own en-suite shower room, finished with a modern tiled suite.

First Floor:

-The main bedroom is situated at the front of the home, offering generous double accommodation along with the benefit of fitted wardrobes and a modern en-suite shower room.

-Bedroom two is a further double room located at the rear of the property and benefits from fitted wardrobes.

-Bedroom three is a well-proportioned single room, which would also lend itself perfectly to a home office or nursery, and benefits from a built-in storage cupboard.

-The bathroom is conveniently located close to all bedrooms and is fitted with a shower over the bath, hand basin, WC, and under-sink storage.

Garden, Exterior & Further Property Information:

-Leading outside, the home benefits from an enclosed rear garden, laid mainly to lawn with a patio area, offering the perfect spot for alfresco dining during the summer months.

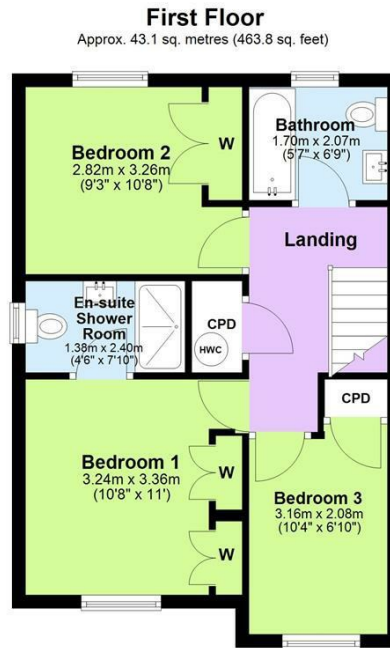
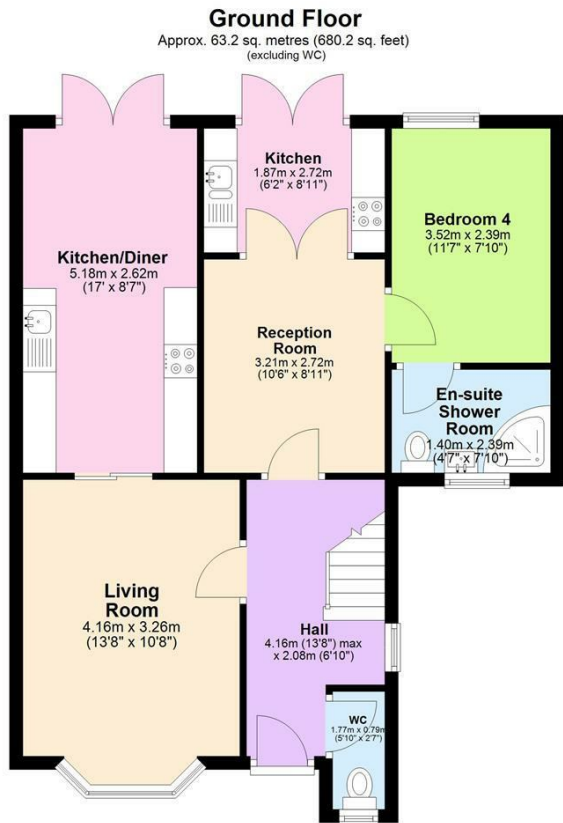
-This lovely home also benefits from driveway parking for multiple vehicles, gas central heating, and double glazing throughout.

-Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home offers



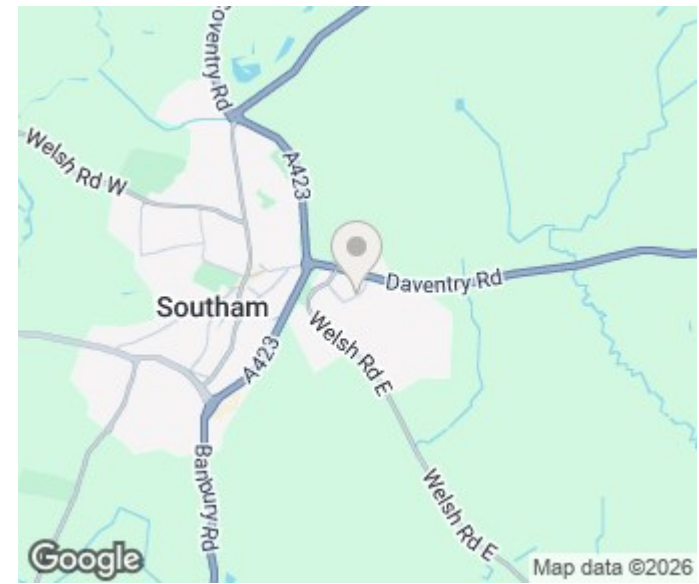
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Total area: approx. 106.3 sq. metres (1144.0 sq. feet)

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	68	75
(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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