



FLINT CLOSE, SOUTHAM

CV47 0NH

OFFERS IN THE REGION OF
FREEHOLD

Set on the brow of the desirable market town of Southam, this spacious and beautifully presented four-bedroom detached home offers versatile living throughout. With excellent amenities right on its doorstep and generous accommodation inside and out, this lovely property has so much to offer its next owners.

21, FLINT CLOSE, SOUTHAM,

• 4 Double Bedrooms • Downstairs

Playroom/Office • Garden

Workshop/Office • Open Plan

Kitchen/Diner • Driveway Parking • En Suite To

Main • Close To Amenities • Good Road Links

Nearby • Well Presented • Utility Room



Ground Floor:

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

-Located at the rear of the home is the impressive open-plan kitchen and dining area, which stretches the full width of the property. This lovely space enjoys views over the rear garden and is flooded with natural light thanks to the large sliding patio doors. The kitchen is fully fitted with a range of wall and base units and includes an integrated electric oven, dishwasher, wine cooler, and gas hob. There is also space for additional freestanding appliances and ample room for a family-sized dining table; making it a perfect space for both everyday living and entertaining.

-Conveniently located just off the kitchen is the utility room, offering additional storage, an integrated washing machine, and space for further freestanding appliances.

-The lounge, formerly the garage and now beautifully converted, is located at the front of the home. This bright and inviting room is flooded with natural light and features a stylish media wall; creating the perfect space to unwind and relax in the evenings.

-A downstairs children's playroom is situated at the front of the home, offering great versatility for its next owners. It could equally serve as an ideal home office, study, or hobby room.

-The downstairs accommodation is further enhanced by the addition of a convenient W/C.

First Floor:

-The main bedroom is a generously sized double at the front of

the home, featuring the luxury of built-in wardrobes and a contemporary en-suite shower room.

-Bedrooms two, three, and four are all generous doubles, with bedroom two also benefiting from built-in wardrobes.

-Conveniently situated close to all bedrooms, the family bathroom features a modern tiled suite, complete with a bath with overhead shower, hand basin, and W/C.

Garden, Exterior & Further Property Information:

-Leading outside, this lovely home benefits from an enclosed rear garden, primarily laid to lawn with a patio area; perfect for relaxing or entertaining. The garden also features a purpose-built home workshop, complete with electrics, which could equally serve as an ideal work-from-home space.

-Additional benefits of this family home include driveway parking, gas central heating, and double glazing throughout. Set amidst the beautiful South Warwickshire countryside and with a wealth of local amenities on its doorstep, this charming property offers the perfect blend of rural tranquility and convenient community living.

Important Property Information:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

Council Tax Band: E

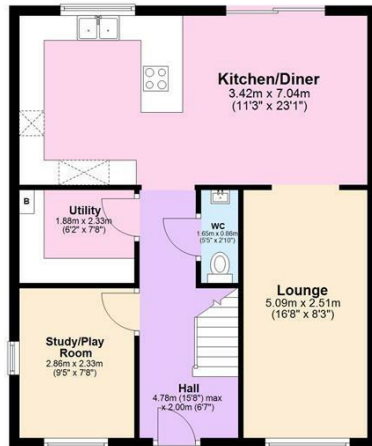
EPC: B

Maintenance Fee: £235 per annum

21, FLINT CLOSE, SOUTHAM,



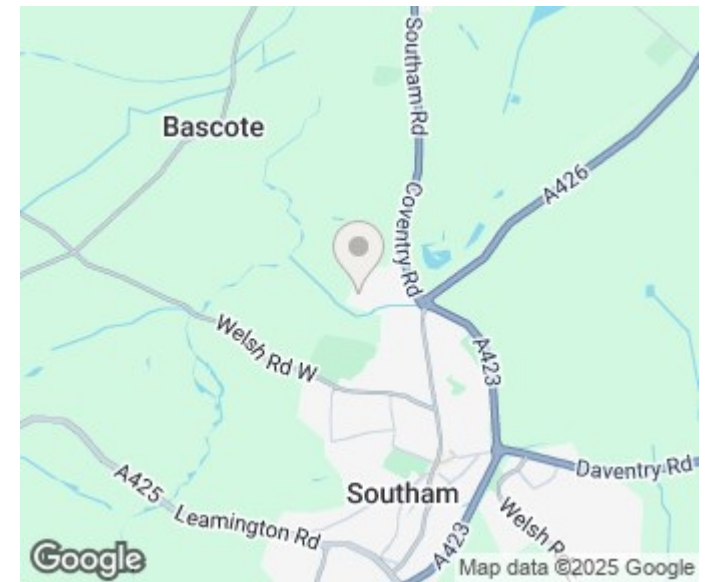
Ground Floor
Main area: approx. 59.6 sq. metres (641.1 sq. feet)
Plus outbuildings, approx. 16.9 sq. metres (180.9 sq. feet)



Main area: Approx. 117.7 sq. metres (1266.5 sq. feet)
Plus outbuildings, approx. 16.8 sq. metres (180.9 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.

First Floor
Approx. 58.1 sq. metres (625.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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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