



GORSE CORNER
LONG ITCHINGTON CV47 9AN

OFFICE IN THE REGION OF £740,000

FREEHOLD

Set on the brow of the highly desirable village of Long Itchington, this very attractive five-bedroom detached family home offers spacious living throughout. With an abundance of local amenities just a short distance away, this charming property presents an exceptional opportunity for its next owners.

GORSE CORNER

- 5 Bedrooms • 2 En Suites • EV Charging • Off Road Parking • Substantial Wrap Around Garden • Study • Separate Dining Room • Utility Room • Double Garage



Ground Floor:

- You enter the home through a spacious central hallway, offering a warm welcome and direct access to all main ground-floor rooms.

- At the rear of the home, overlooking the garden through French doors, is a spacious and modern open-plan kitchen/diner featuring a stylish range of wall and base units, an integrated electric oven, steam oven, induction hob, boiling water tap, wine cooler and dishwasher, with additional space for white goods and a family dining table; a central kitchen island completes the space, offering extra worktop area and a sociable focal point.

- The utility room, accessed just off the kitchen, offers additional fitted storage, under-counter space for white goods, and a convenient side door for external access.

Situated at the rear of the property, the bright and airy lounge is flooded with natural light through French doors that open onto the garden, and is stylishly finished with engineered oak flooring.

- A separate dining room is located at the front of the home, currently used as a children's gaming room; this versatile space features a charming bay window and can easily be adapted to suit a variety of family needs.

- A downstairs study located at the front of the ground floor provides a quiet and private workspace, ideal for working from home or use as a reading or hobby room.

A conveniently located downstairs WC provides practical facilities for guests and everyday use.

First Floor:

- Upstairs benefits from a spacious gallery landing, adding a sense of openness and providing access to all bedrooms and the family bathroom.

- The spacious main bedroom, located at the front of the home, features built-in wardrobes and a luxurious modern en-suite bathroom, complete with a separate bath and double shower.

- The second generously sized double bedroom, located at the rear of the home, benefits from a modern en-suite shower room finished to a high standard, consistent with the quality throughout the property.

- Bedrooms three and four are both comfortable double rooms, while bedroom five is a good-sized single, ideal for use as a nursery or guest room.

- The family bathroom is conveniently located near all bedrooms and is fully fitted with a separate bath and shower cubicle for added convenience.

Garden:

- The home benefits from a substantial, private, wrap-around garden, predominantly laid to lawn and complemented by a paved patio area—perfect for outdoor entertaining and family enjoyment.

Further Property information:

- The property offers off-road parking for multiple vehicles, ensuring ample space for family and guests.

- A detached double garage with electrics provides secure parking and additional storage.

- The home is equipped with gas central heating, double glazing throughout and an EV charging point.

- Surrounded by the picturesque South Warwickshire countryside, the property enjoys a peaceful rural setting.

- With a wealth of local amenities just on its doorstep, this home perfectly combines rural charm with convenient community living.

Important Property Information:

Tenure: Freehold

EPC: B

Council Tax band: G

Local Authority: Stratford On Avon District Council

Maintenance Fee: £180 per annum

Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and we will be happy to confirm with the

vendors. It is recommended that all the information provided is verified by an independent conveyancer. Photography is a representation of the property for visual purposes only.

Viewing - Strictly by appointment only with the appointed agents Inside Homes.

GORSE CORNER

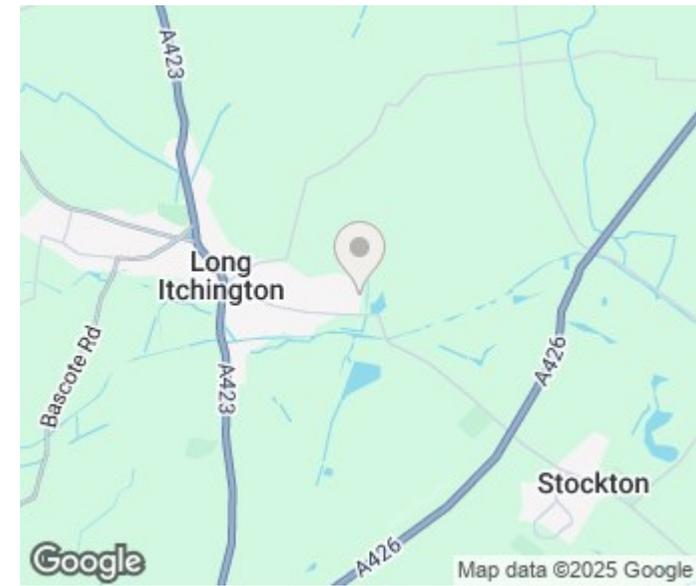




Ground Floor Approx Area 93.22 sq m / 1003 sq ft
 First Floor Approx Area 87.33 sq m / 940 sq ft
 Garage Approx Area 33.14 sq m / 357 sq ft

Total Area 213.69 sq m / 2300 sq ft

Measurements are approximate, not to scale and for illustration purposes only.
 Window and Door locations are for illustration purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(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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