



## THE SQUARE

LONG ITCHINGTON CV47 9PE

GUIDE PRICE £800,000  
FREEHOLD

Set in the heart of the beautiful village of Long Itchington, this stunning and characterful three-bedroom detached Grade II listed home offers charm, space, and versatility. Featuring a separate guest house/annexe and an abundance of outdoor space, this remarkable property has much to offer its next owners.

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- Grade 2 Listed Characterful Home • Extensive Garden • One Bedroom Annexe With Garage • Village Location • 3 Double Bedrooms • Boot Room • Two Reception Rooms • En Suite To Main • Kitchen/Diner • Characterful Features



Upon entering the property, you are welcomed into a spacious hallway that provides access to all other rooms within the home.

At the heart of the home is a spacious and versatile reception room, rich in character and charm. This beautiful space features an impressive inglenook fireplace with a log burner, creating a warm and inviting atmosphere. Perfect for relaxing or entertaining, the room is completed by elegant French doors that open out to the rear garden, seamlessly blending indoor and outdoor living.

The lounge is situated at the rear of the property and features a charming fireplace, flanked by windows on either side that frame picturesque views of the rear garden.

The spacious kitchen/diner provides plenty of room for someone to make it their own. Currently fitted with base units, it features a charming fireplace alcove that perfectly accommodates a Rangemaster oven. With ample space for a family dining table and a walk in pantry cupboard, this area offers fantastic potential for a dream kitchen/diner.

Just off the kitchen, you'll find a convenient boot room with side access—perfect for storing muddy boots after countryside walks.

The downstairs accommodation also includes the family bathroom, which features a tiled suite complete with a shower over the bath and a heated towel rail.

Upstairs briefly comprises three bedrooms and an en suite shower room.

The main bedroom is a generously sized double, full of period features that reflect the charm of the rest of the home. This attractive space also benefits from the luxury of an en suite shower room and spacious fitted wardrobes.

Bedrooms two and three are also generous double rooms, filled with natural light and charming character features.

Stepping outside, you are greeted by an exceptionally large and impressive garden that truly elevates the home. This expansive outdoor haven is predominantly laid to lawn, with meandering pathways and mature, established foliage creating a sense of privacy and tranquillity. Offering endless potential for landscaping, entertaining, or simply

enjoying the outdoors, this remarkable garden is a true standout feature of the property.

This stunning home also includes a detached one-bedroom annexe/guest house, providing separate, self-contained living accommodation—ideal for guests or extended family. Complete with a charming lounge and kitchenette, a downstairs shower room, and a mezzanine bedroom, this idyllic setting offers fantastic opportunities for its next owners.

The annexe also benefits from an attached garage, ideal for off-street parking or additional storage. It is serviced by a combi boiler.

This idyllic country home is nestled in the heart of South Warwickshire countryside and benefits from all the amenities that village life has to offer, making it ideal for enjoying a close-knit rural community.

Tenure: Freehold

Lisiting: Grade 2

EPC : Exempt

Council Tax Band: E

Local Authority: Stratford On Avon District Council

Conservation Area: Yes

Disclaimer: The family have disclosed that they are aware of a historic fire that took place at the property some 100 years ago.

Probate: Probate has been applied for but not granted.

## 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.





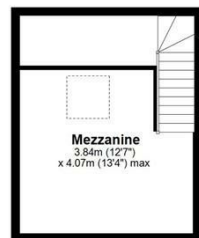
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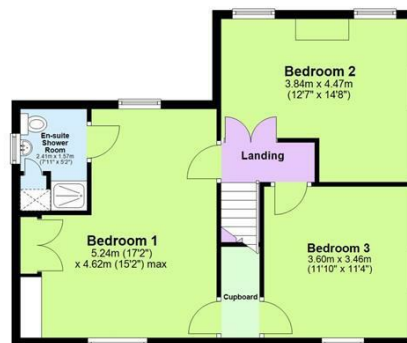




**Ground Floor**  
Main area: approx. 87.0 sq. metres (936.0 sq. feet)  
Plus garage: approx. 22.2 sq. metres (237.6 sq. feet)  
Plus annex: approx. 15.4 sq. metres (165.8 sq. feet)



**First Floor**  
Main area: approx. 58.8 sq. metres (632.5 sq. feet)  
Plus annex: approx. 54.3 sq. metres (583.7 sq. feet)



**Total Area Approx. 198.6 sq. metres (2138 sq. feet)**

**Main area: Approx. 145.7 sq. metres (1568.5 sq. feet)**  
Plus garage: approx. 22.2 sq. metres (237.6 sq. feet)  
Plus annex: approx. 32.7 sq. metres (351.9 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.



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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