



BISHOPS ITCHINGTON

COLEBROOK
SECCOMBES

**THE OLD SMITHY
FISHER ROAD
BISHOPS ITCHINGTON
WARWICKSHIRE
CV47 2RE**

5 miles from Southam, 5 miles from Kineton, 9 miles from Leamington Spa and Warwick, 13 miles from Banbury, 16 miles from Stratford-upon-Avon and 2 miles from Junction 12 of the M40 Motorway at Gaydon

**AN EXTENDED, RE-DEVELOPED
DETACHED THREE-BEDROOM HOUSE
IN THE HEART OF THE VILLAGE,
FINISHED TO AN EXCELLENT
STANDARD. EPC Band C**

- Entrance Hall
- Living Room
- Kitchen
- Study / Bedroom Three
- Ground Floor Shower Room
- Bedroom One ensuite
- Bedroom Two
- Bathroom
- Courtyard Gardens
- EPC Rating C

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
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Bishops Itchington is situated about 2 miles to the north-east of Junction 12 of the M40 Motorway at Gaydon on the B4451 Kineton to Southam road. The village has a Post Office, Co-operative Store, newsagent, public house and a primary school. Further shopping and educational amenities are available in Southam, Kineton and Leamington Spa. There are main line railway services at Warwick and Leamington Spa with trains to Birmingham, from Banbury the train takes approximately one hour into London Marylebone.

The Old Smithy is located in the heart of this popular well served village, within easy walking distance of all the village facilities. The property has undergone a comprehensive alteration and extension programme, resulting in a superbly presented, stylish modern home. The two-storey accommodation offer opportunity for single storey living with a generous ground floor reception room or bedroom with adjoining shower room.

The fixtures and finish of the property are to a high standard and include oak doors, fully fitted kitchen with appliances, contemporary bath and shower rooms with walk in wet room style showers and log burning stove to the living room.

With the benefit of a mains gas fired new central heating system, new double glazing and landscaped courtyard garden the accommodation includes:

GROUND FLOOR

Entrance Hall with window to front and staircase to first floor.

Living Room outlook to the front of the property, under stairs storage cupboard with gas fired boiler, floor standing solid fuel stove set to slate hearth with mantle over. **Kitchen** fitted with a range of matching units to two walls, returning to the centre of the room with a breakfast bar. Integrated single bowl single drainer sink with mixer tap, inset four ring electric hob with extractor hood over, single electric oven with range of drawers and cupboards to side. Integrated washing machine, dishwasher, fridge and freezer. Engineered Oak floor. Roof lantern and glazed double doors opening to rear garden.

Reception Room/Bedroom Three double aspect to front and rear of the property with glazed patio doors opening to rear

garden. **Shower Room** fitted with a walk-in shower with glazed screen and rain head shower, WC set to vanity unit with storage cupboards under and wash hand basin. Tiled walls, tiled floor, towel radiator, extractor fan and obscured glazed window.

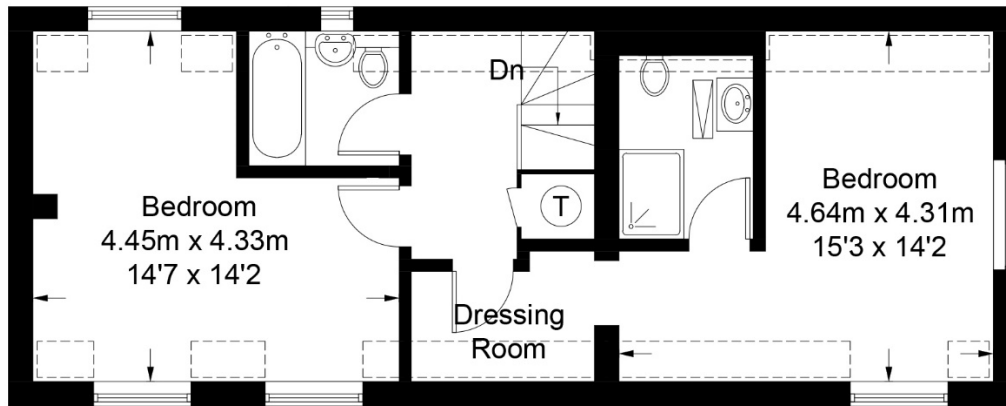
FIRST FLOOR

Landing with built-in cupboard housing pressure hot water cylinder. **Bedroom One** double aspect to front and side of the property with outlook over the village centre. **Ensuite Shower Room** with walk-in shower and glazed shower screen, WC with concealed system. Wash hand basin set to wall mounted vanity unit with storage unit under. Towel radiator, Velux window to rear, tiled floor, tiled walls and extractor fan. **Bedroom Two** double aspect to front and rear of the property. **Bathroom** fitted with double-ended bath with central mixer tap, wash hand basin set to vanity unit with WC to side. Tiled floor, tiled walls, towel radiator, extractor fan and obscured glazed window to rear.

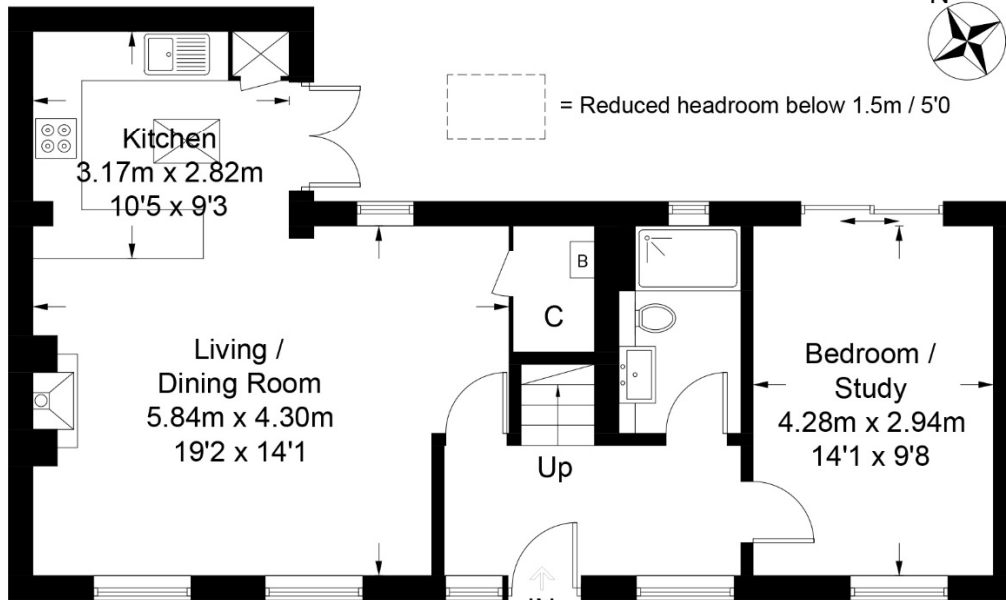
OUTSIDE

To the front of the property, a gravel front garden runs along the length of the property with a paved pathway to the side, leading to pedestrian gate opening to be a garden. Fully enclosed and landscaped with paved terrace and raised planters. Outside lighting and water supply.





First Floor = 50.7 sq m / 546 sq ft



Ground Floor = 58.9 sq m / 634 sq ft

Approximate Gross Internal Area = 109.6 sq m / 1180 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID959121)

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage, gas and electricity are understood to be connected to the property. Central heating is provided by Gas fired boiler downstairs cupboard.

Council Tax

Payable to Stratford District Council.

Listed in Band D

Energy Performance Certificate

Current: 70 Potential: 83

Band: C

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Directions

CV47 2RE

Upon entering the village from the South along the Gaydon Road, after the mini roundabout take the third right turning into Fisher Road. The property will be found on the left identified by our For Sale board. What3Words ///reforming.runs.across

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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