



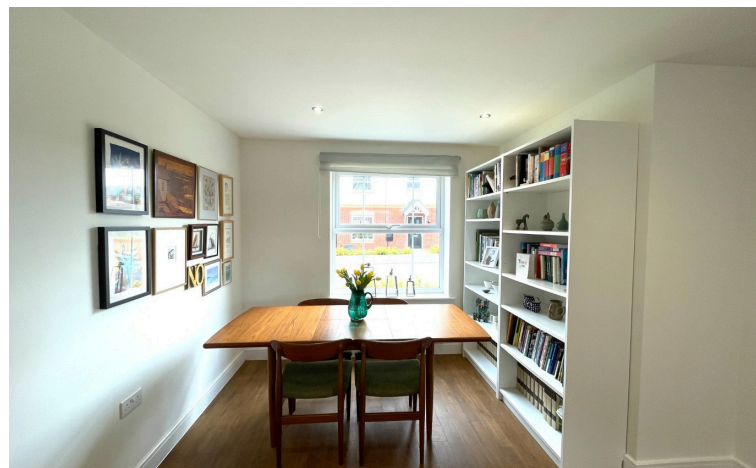
 01327878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Southam




3 Bedrooms | 2 Bathrooms | 1 Reception Rooms | Garage and Off Road Parking



LOCAL PROPERTY EXPERT JEREMY TAYLOR



 01327 878926

 07768 910160

 jeremy@campbell-online.co.uk









Jeremy was amazing. Every curve ball that came up via our solicitor, he was the one that would reach out to all parties to remove the blockers.

We would probably have pulled out of the sale if it weren't for him. I would definitely use Campbells in the future and insist on having Jeremy in our corner.

**Kate, NN11 - 11th January
about Jeremy**

8 BLENHEIM CLOSE

SOUTHAM, CV47 1AF

-  Dressing Area And En-Suite To Main Bedroom
-  Fabulous Open Plan Kitchen/Diner
-  Large Enclosed Rear Garden
-  Dual Aspect Sitting Room
-  Off Road Parking For Two Cars
-  No Onward Chain
-  Three Double Bedrooms
-  Downstairs WC
-  Single Garage

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



This immaculately presented, three bedroom detached property, can be found on the popular Flying Fields development close to the centre of the market town of Southam and is available to purchase with NO ONWARD CHAIN.

Built in 2021 by Taylor Wimpey to an exacting standard, this beautiful home, with seven years NHBC remaining, has been very well cared for by its current owner and is ready to move straight in. Situated on a corner plot, 8 Blenheim Close not only offers generous living space but also benefits from a surprisingly large rear garden, very rarely afforded to new build properties these days. To fully appreciate everything that this superb property has to offer, please call the friendly team at Campbells to book your viewing slot. This well proportioned property provides comfortable living space and benefits from an abundance of natural daylight throughout. From the moment you enter the property, you will be struck by the quality of the fixtures and fittings that pervade throughout this gorgeous home. The downstairs living space is fabulous and comprises a wonderful open plan kitchen/diner; an exceptionally spacious sitting room and a very handy WC. The kitchen has a very contemporary feel about it and is equipped with integrated appliances and a wide range of fitted cupboards. There is plenty of work surface available, with a section doubling up as a very handy breakfast bar. Adjacent to the kitchen is a very useful utility area with a door leading out to the back garden. The dining area, at the front of the property allows ample space for a good sized dining table providing a perfect space for both day to day living and also when entertaining friends and family. Leading back through the hallway will take you to a generous sized sitting room

This is a dual aspect room and has glazed patio doors that open onto the enclosed rear garden. Completing the downstairs accommodation is a WC and an under stairs storage cupboard. Taking the stairs to the first floor you will discover three double bedrooms and a family bathroom. including double fitted wardrobes along one wall. Leading on from the bedroom is an ensuite shower room comprising a lovely enclosed shower cubicle together with WC and wash hand basin. Bedroom two is another generous sized double room, again benefitting from a wall of fitted wardrobes and being located at the rear of the property, it has a pleasant outlook over the back garden and beyond. Bedrooms three is a similar size to bedroom two, so if you have children, there will not be major battles for the biggest room! The beautifully appointed contemporary bathroom consists of a bath with shower over, a wash hand basin and low level WC. Whilst the inside of this property is fabulous, the outside has much to offer also. To the right of the house is a driveway with room to park two cars with comfort in front of the single garage. The garage itself is excellent, equipped with an up and over door and with light and power fitted. Whenever you need additional parking, then roadside parking is readily available. A panelled gate leads through to the garden, which is secure and low maintenance, being predominantly laid to lawn. As I mentioned previously, this is a fabulous size garden, providing a wonderful safe space for children to play and/or for dogs to run around in. To the right hand side of the garden is a lovely patio area, a perfect spot to relax when the weather allows.



Location

Southam is a thriving market town with a population of around 6,500 and a designated conservation area. It has a rich heritage and interesting architecture, including a mix of Tudor and 17th century buildings.

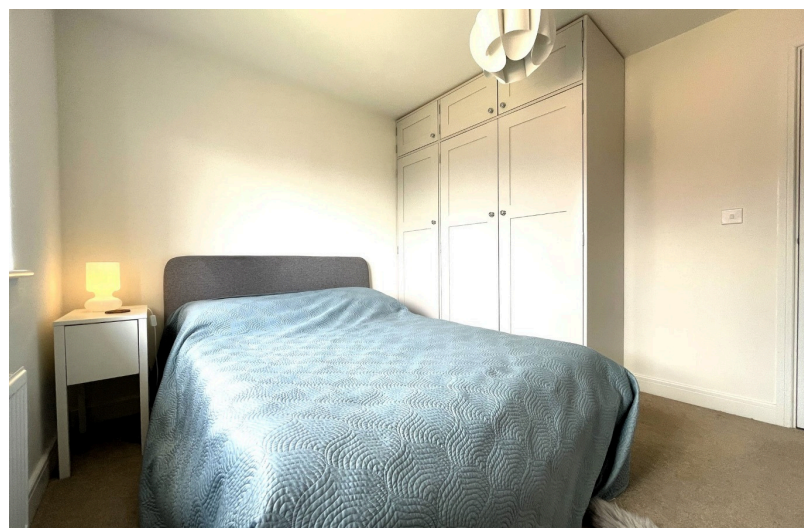
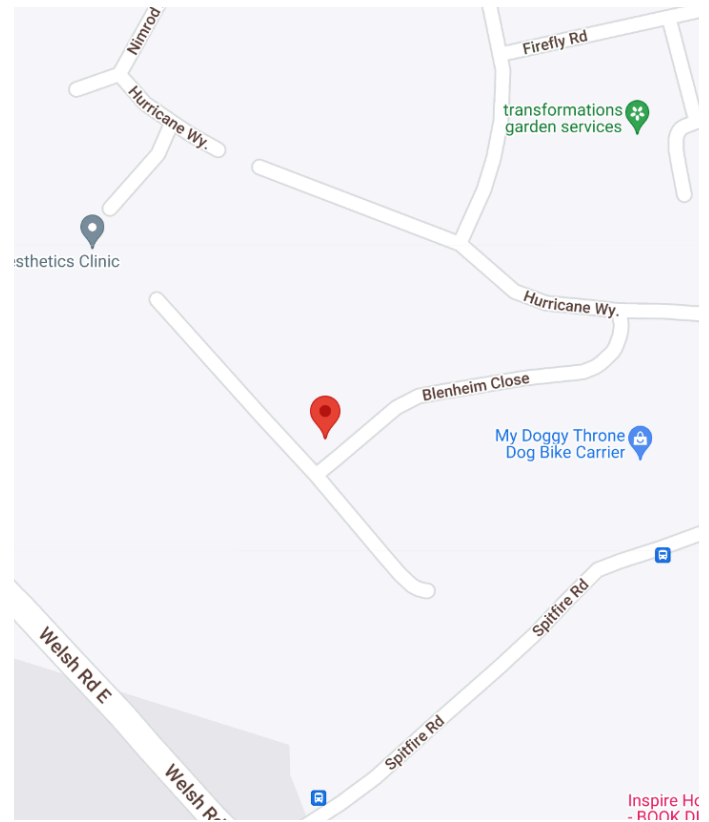
The main shopping street runs through the centre of town. Each Tuesday there is a small but popular market on Market Hill.

There is a range of shops in the town centre, including a Co-Op supermarket; Post Office; an optician; a pharmacy and a branch of Lloyds Bank.

A Tesco supermarket is located on the outskirts of town, on the Kineton Road industrial estate.

Situated on the River Stowe, Southam is centrally located between the towns of Leamington Spa (approx. 7 miles) and Rugby (approx. 10 miles) both of which offer mainline railway stations..

The Southam area is surrounded by pretty villages, attractive canal waterways and beautiful Warwickshire countryside.



Council Tax: Band E EPC: Rating B

“For the me, the ‘Wow’ of this property is the main bedroom suite. The bedroom itself measures circa 190 sq. ft and includes a dressing area at one end.”