



Fig Tree House Southam Road, Napton, Southam, Warwickshire, CV47 8NG
Guide Price £625,000



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AN INDIVIDUAL AND STUNNING 4 BEDROOM HOME WITH A LARGE GARDEN BACKING ONTO FIELDS.

This beautiful property, located on the edge of the charming village of NAPTON ON THE HILL, is an ideal FAMILY HOME. The property comprises DOUBLE GARAGE & DRIVEWAY, entrance hall, DOWNSTAIRS TOILET, spacious & welcoming SITTING ROOM with open fire, CONSERVATORY, charming BREAKFAST KITCHEN, utility, FORMAL DINING ROOM and STUDY. Upstairs there are 4 DOUBLE BEDROOMS, two of which have EN-SUITES and FITTED WARDROBES. There is also a family bathroom and a light & airy landing. Outside this property has an absolutely LOVELY GARDEN which backs onto fields, the ideal place to enjoy nature and the relaxing view. There is also the added bonus of an OUTBUILDING/WORKSHOP perfect for anyone with a hobby/job requiring storage or solitude.

This IDYLLIC home is a ONE OF A KIND, an absolute must-see!



Contact Details

For further information or to arrange a viewing please contact our Southam office, check our website, Instagram or our Facebook page ([newmanestateagentssoutham](#))

Front Of House

The front of Fig Tree House has a block paved driveway leading to the double garage & front entrance, the driveway has planting to one side, including the Fig tree the property is named after. There is also access to the outbuilding and gated access to the garden.

Entrance Hall

The entrance hall has a carpeted floor, there is a window to the front aspect & formal dining room, 2 x radiators, doors lead to the downstairs toilet, study, formal dining room, sitting room, cloak cupboard and the breakfast kitchen.

Downstairs Toilet

The downstairs toilet has a carpeted floor, the white suite comprises low level WC and hand basin. There is also a radiator and obscured window to the front aspect.

Dining Room

13'5 x 11' (4.09m x 3.35m)

The formal dining room has a carpeted floor, there is a radiator, a window to the rear aspect and to the entrance hall.

Study

10' x 9'8 (3.05m x 2.95m)

The good sized study has a carpeted floor, there is a radiator and window to the rear aspect. There is a built in wooden desk and shelving.

Sitting Room

18' x 16'3 (5.49m x 4.95m)

The spacious sitting room has a carpeted floor, there are dual aspect windows and an open fireplace.

Conservatory

12'11 x 9'7 (3.94m x 2.92m)

The conservatory has stunning views across the garden, the floors are tiled, there is a radiator, windows to the two sides with double doors to the garden and breakfast kitchen.

Breakfast Kitchen

18'4 x 12'1 max (5.59m x 3.68m max)

The welcoming breakfast kitchen has a tiled floor, there are wall & base units with a ceramic sink & drainer, There are integrated appliances including a dishwasher, gas hob with extractor, double oven, fridge and wine rack. There is a window to the rear aspect, double doors lead to the conservatory and the utility.

Utility

8'1 x 9'7 (2.46m x 2.92m)

The utility has a tiled floor, there are wall & base units with a sink & drainer, appliance space for a washing machine and fridge/freezer and a window to the rear aspect. There is also a radiator and door to the garden.

Stairs & Landing

The stairs & landing are carpeted, there is a radiator, 2 x Velux windows, a storage cupboard and doors leading to all the bedrooms and the family bathroom. There is also loft access.

Bedroom 3

12'2 x 12' max (3.71m x 3.66m max)

Bedroom 3 has a carpeted floor, there is a radiator and window overlooking the garden.

Master Bedroom

18' x 13'1 max (5.49m x 3.99m max)

The light & airy master bedroom has a carpeted floor, there are 2 x radiators, there are dual aspect windows, built in wardrobes and a door to the en-suite.

En-suite

11'6 x 9' (3.51m x 2.74m)

The master en-suite has a tiled floor, the white suite comprises low level WC, wash basin and shower enclosure. There is also a radiator, part tiled walls and a Velux window to the front aspect.

Bedroom 2

25'4 x 14'2 max (7.72m x 4.32m max)

Bedroom 2 is a fantastically sized suite, the floors are carpeted, there are windows to the front & side aspect, 2 x radiators, the dressing area has built in wardrobes and a door to the en-suite.

En-suite

10'11 x 6'5 (3.33m x 1.96m)

The second bedrooms en-suite has a tiled floor, the white suite comprises low level WC, wash basin and a shower enclosure. The walls are part tiled, there is a light/shave socket and a Velux window to the side.

Family Bathroom

9'9 x 8'3 max (2.97m x 2.51m max)

The family bathroom has a carpeted floor, the white suite comprises low level WC, wash basin, bath with mixer shower and shower enclosure. There is also a radiator, part tiled walls and an obscured window to the rear.

Bedroom 4

9'8 x 9'4 (2.95m x 2.84m)

Bedroom 4 has a carpeted floor, there is a radiator and a window to the side aspect.

Garden

The simply idyllic garden has a paved patio edging the house leading down to the large lawn with planted borders mainly filled with shrubs and trees. There is gated side access and a pathway leading round to the outbuilding. The garden also benefits from views across the fields to the rear, a real gardeners delight!

Outbuilding

15'3 x 10'11 (4.65m x 3.33m)

The outbuilding is a fantastic addition to the property, ideal for a home office, studio or a workshop. There is power, lighting and windows to 3 sides.

Double Garage

18'9 x 16'8 (5.72m x 5.08m)

The double garage has an electric up and over door. There is lighting, power sockets and a door to the side aspect.

Further Information

The driveway has parking for 2/3 cars

The loft has a ladder, lighting, power and is part boarded.

DISCLAIMER: Whilst these particulars are believed to be correct and are given in good faith, they are not warranted, and any interested parties must satisfy themselves by inspection, or otherwise, as to the correctness of each of them. These particulars do not constitute an offer or contract or part thereof and areas, measurements and distances are given as a guide only. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.

Council Tax

Tax Band G

Please check tax bands with the link below

<http://cti.voa.gov.uk/cti/inits.asp>



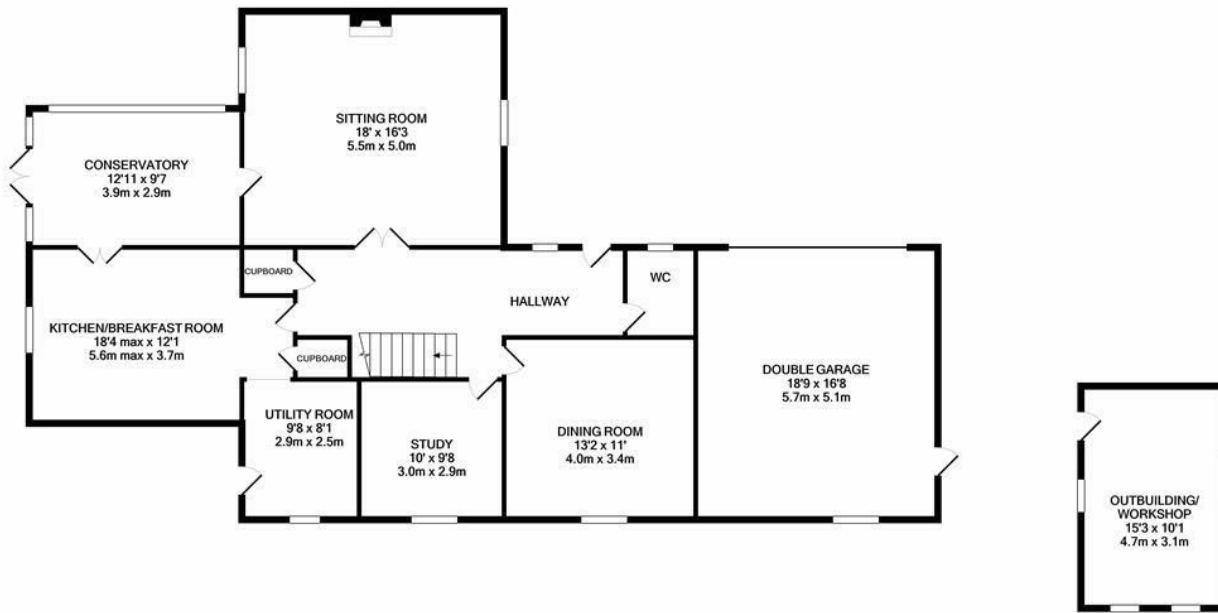




Mark & Lorna Kermode

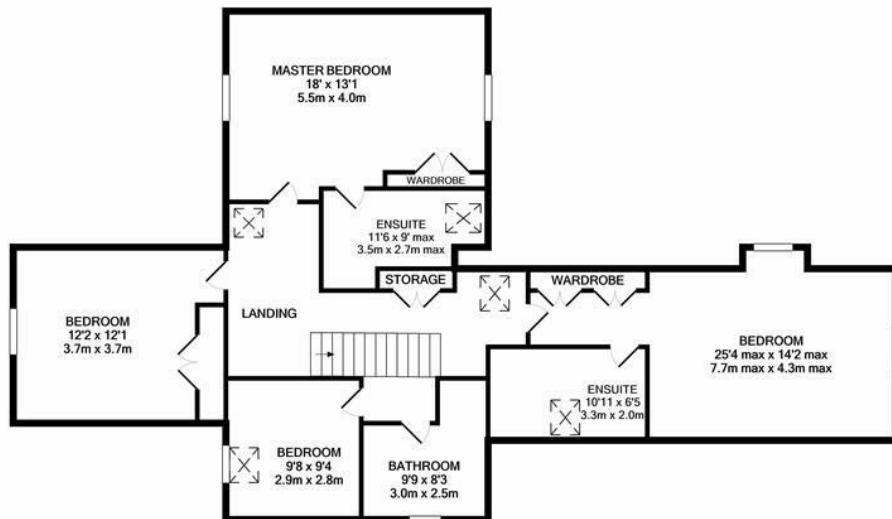
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GROUND FLOOR
APPROX. FLOOR
AREA 1662 SQ.FT.
(154.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2805 SQ.FT. (260.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
APPROX. FLOOR
AREA 1143 SQ.FT.
(106.2 SQ.M.)

