



5 Water Furrows, Long Itchington, Southam, Warwickshire, CV47 9AL
Guide Price £650,000

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A TRULY BEAUTIFUL 5 BEDROOM FAMILY HOME WITH A DOUBLE GARAGE, LANDSCAPED GARDEN & OPEN-PLAN LIVING/KITCHEN/DINER!

This house is all about family, with plenty of space for everyone but rooms built for togetherness. The house comprises DOUBLE GARAGE & DRIVEWAY, entrance hall, DOWNSTAIRS TOILET, spacious SITTING ROOM, sizable PLAYROOM/STUDY and a stunning OPEN-PLAN LIVING/KITCHEN/DINER with doors to the garden and views across a green and separate UTILITY. Upstairs there are 5 BEDROOMS with 2 x EN-SUITES and a family bathroom, plenty of space for a growing family. Outside the LANDSCAPED GARDEN which is SOUTH/WEST FACING provides space for play and relaxation. AN ATTRACTIVE & ELEGANT FAMILY HOME, book your viewing today!

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 Property

The front of the property has a driveway leading to the garages and gated side access. The front gated is mainly laid to lawn with planted borders and beds, with a block paved pathway to the front entrance.

Entrance Hall

The entrance hall has Amtico flooring, a radiator, the stairs to the first floor are located here and doors lead to the sitting room, kitchen, study/playroom, downstairs toilet and a cloak cupboard.

Downstairs Toilet

4'11 x 7'7 (1.50m x 2.31m)

The downstairs toilet has Amtico flooring, the white suite has a low level WC and hand basin. There is also a radiator.

Sitting Room

23'9 x 12' (7.24m x 3.66m)

The sitting room has a carpeted floor, there are 2 x radiators, a bay window facing the front aspect and double doors to the garden.

Playroom/Study

14'2 x 10'6 max (4.32m x 3.20m max)

The playroom/study has a carpeted floor, there is a radiator and windows to the front & side aspects. This room could be used as a formal dining room if preferred.

Living/Kitchen/Diner

20'3 x 17'3 max (6.17m x 5.26m max)

The stunning living/kitchen/diner has an Amtico floor, there are wall and base units with a 1 1/2 sink & drainer and breakfast bar. There are integrated appliances including a gas hob, hood, double oven, fridge/freezer and a dishwasher. There is a bay window to the side, window to the rear and double doors to the garden. A door leads to the utility room.

Utility Room

7'7 x 7'10 (2.31m x 2.39m)

The utility room has Amtico flooring, there are matching wall and base units with a sink & drainer, integrated appliances including a washing machine and appliance space for a tumble dryer. A door leads to the garden.

Stairs & Landing

The stairs & landing have been carpeted, there is a radiator, doors lead to all the bedrooms, family bathroom and an airing cupboard. There is also loft access.

Bedroom 2

12'9 x 10'8 (3.89m x 3.25m)

Bedroom 2 is a double room, the floors are carpeted, there are windows to the front and side aspects and a radiator. A door leads to the en-suite.

En-suite

8'6 x 4'6 (2.59m x 1.37m)

The en-suite has Amtico flooring, the white suite comprises low level WC, wash basin and shower enclosure. There is also a heated towel rail and an obscured window to the rear aspect.

Master Bedroom

20'11 x 14'4 max (6.38m x 4.37m max)

The master bedroom is a fantastic size, the floors are carpeted, there are fitted wardrobes, 2x radiators, dual aspect windows and a door to the en-suite.

En-suite

8'6 x 4'7 (2.59m x 1.40m)

The en-suite has LVT flooring, the white suite comprises low level WC, wash basin and shower enclosure. There is also a heated towel rail and an obscured window to the side aspect.

Bedroom 5

9'4 x 7'9 (2.84m x 2.36m)

Bedroom 5 is a single room, the floors are carpeted, there is a radiator and a window to the front aspect. If preferred bedroom 5 could be used for the study as it has a telephone point.

Family Bathroom

9'9 x 7'7 (2.97m x 2.31m)

The family bathroom has Amtico flooring, the white suite comprises low level WC, wash basin, bath and separate shower enclosure. There is also a heated towel rail and an obscured window to the rear aspect.

Bedroom 3

12'1 x 10'2 (3.68m x 3.10m)

This good sized double room has a carpeted floor, there is a radiator and a window to the front aspect.

Bedroom 4

10'8 x 11'2 (3.25m x 3.40m)

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

Garden

The beautifully landscaped garden has a paved patio edging the house and leads to the gated side access, there are circular lawns with a wood chipped play area at one end and a paved seating area with pergola at the other.

Double Garage

18'8 x 17'3 (5.69m x 5.26m)

The double garage has 2 up and over doors to the front, there is power and lighting.

Further Information

The half yearly maintenance charge for Water Furrows was £77.23

The garden is South/West facing.

The property was built in 2018.

The loft has a ladder.

The property has a 10 year NHBC starting in 2018.

The boiler will be serviced in November 2020.

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

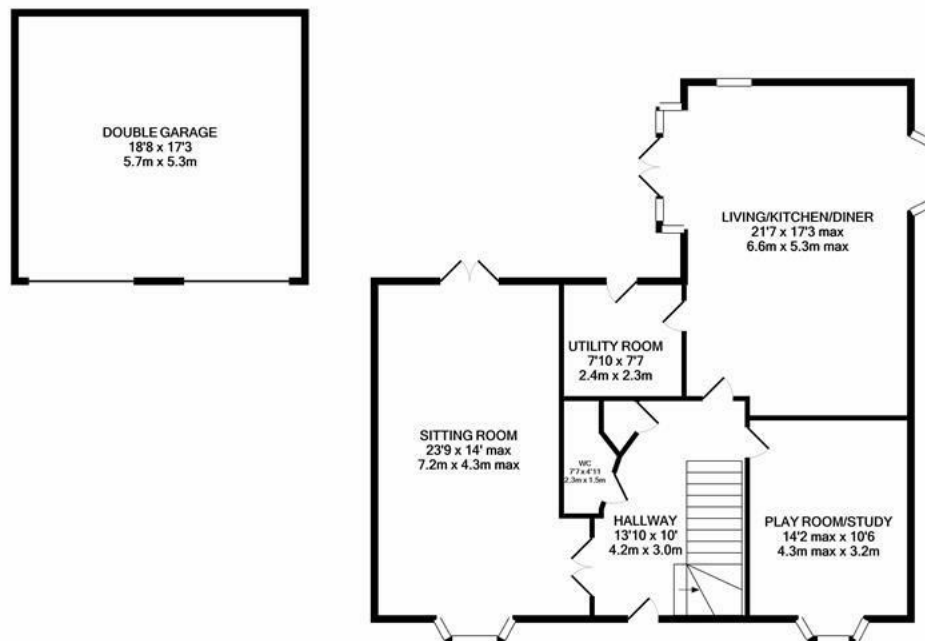
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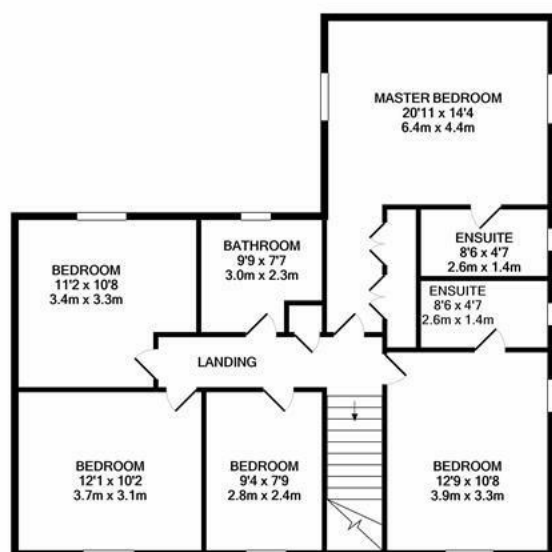
Mark & Lorna Kermode

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GROUND FLOOR
APPROX. FLOOR
AREA 1285 SQ.FT.
(119.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 935 SQ.FT.
(86.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2219 SQ.FT. (206.2 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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