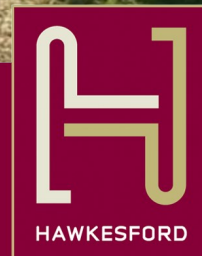




Daventry Road, Southam

Offers Over €800,000





Field House, Daventry Road, Southam, CV47 1NN

Welcome to this charming property located between Southam and Napton on the Hill. This delightful barn conversion boasts three double bedrooms, four reception rooms, two en-suites and a separate shower room, a large country style breakfast kitchen, pretty South facing rear garden and a large driveway with a double garage to the front, perfect for a growing family or those in need of extra space.

One of the standout features of this property is the beautiful swimming pool, ideal for relaxing on sunny days or for a refreshing dip after a long day at work. The double garage and large driveway provide ample space for parking and storage, making it convenient for those with multiple vehicles.

As you step inside, you'll be greeted by the characterful exposed beams and brickwork that add a touch of rustic charm to the interior. These features give the property a warm and inviting feel, creating a cosy atmosphere that you'll love coming home to. The spacious layout allows for comfortable living, making it ideal for both relaxation and entertaining guests.

Another highlights of this property are the Southerly countryside views that can be enjoyed from the comfort of your own home. A truly idyllic setting that offers a peaceful escape from the hustle and bustle of everyday life.

Don't miss out on the opportunity to make this charming barn conversion your new home. With its unique features, convenient amenities, and stunning countryside views, this property has so much to offer. Contact us today to arrange a viewing and experience the beauty of this wonderful property for yourself!



A characterful and spacious barn conversion that offers a multitude of traditional features with versatile living accommodation that forms a practical family home.

The Property

Frontage

Set back off the main road via a slip road, the property has double electric gates that open up and allow you into to the very large gravelled driveway. From here you have access to the paved entrance way of the property, the detached double garage and rear garden, as well as providing off road parking for a number of vehicles. The oil tank is also located here.

Reception Hall

13'5" x 12'4"

The welcoming entrance hall is entered via the solid wooden front door, which has glazed panels either side. Opposite are a set of large French doors which give access out to the rear garden, also with glazed panels either side. From here you are able to see the wonderful garden and the stunning views to the rear. The room also has an exposed brick wall, exposed timber beams, tiled floor and a feature lightpoint to ceiling.

Dining Room

16'4" x 13'10"

The dining and sitting rooms are effectively open plan as you can see through from one to the other, however some separation has been beautifully created in the form of an exposed brick and timber opening. The dining room has dual aspect windows, continuation of the carpet to floor and recessed spotlight to ceiling.

Sitting Room

24'6" x 13'10"

This comfortable room give you a warm homely feel with the large multifuel burner recessed in a brick fireplace with a flagstone hearth, as well as having lots of natural light filling the room from the windows and French doors that have views of the garden. Also having carpet to floor and a number recessed spotlights to ceiling and wall mounted light points.

Breakfast Kitchen

18'6" x 16'0"

This lovely farmhouse kitchen has solid wooden wall and base units finished off with granite and butcher block work surface. There is a charming walk in pantry and separate storage cupboard, under mounted Belfast sink, a Range Master cooker with an electric hob, a Bosch dishwasher, space for an American style fridge freezer, tiled floor, tiled backsplash, various lightpoints, a radiator, exposed timbers beams and brickwork, windows to front, side and rear elevations and a partially glazed stable door gives access out to a private courtyard area.

Above the eating area there is a large open loft/mezzanine area which could be used for additional storage.

Study

16'2" x 8'9"

Located off the kitchen, and currently used as a study, this room could easily fit a bed or sofa bed to create more sleeping space, but could also be used as a fun play room for children.

Having windows to front and rear elevations, built in wardrobe, carpet to floor, a radiator and a wall mounted light point.

Utility Area

Returning to the entrance hall, a glazed door gives access to the utility area. Having a run of base units, space and plumbing for a washing machine, the floor standing Worcester boiler is also housed here which is approx 6 years old and has been regularly serviced the last time being in March.

There is also a single drainer sink set into worksurface, window to rear elevation, wooden stable door gives access to the rear, tiled floor and a large walk in cupboard with space for a tumble dryer and freezer.

Cloak Room

5'10" x 9'6"

The cloak room has window to front elevation and used to be open to the rest of the utility area, so could easily be changed back if a larger utility was needed.

Shower Room

6'8" x 9'6"

The downstairs shower room is a generous size and has a large walk in shower cubicle with a raindrop shower attachment, tiled floor and walls, glass block window to rear elevation, low level flush wc, pedestal wash hand basin, recessed light point to ceiling, chrome wall mounted heated towel rail.

Bedroom Two

17'7" x 9'10"

maximum measurements

The first of the double bedrooms has a large built in wardrobe, carpet to floor, window to rear elevation, wall mounted light point and carpet to floor.

Upstairs

Bedroom One

15'1" x 14'7"

The larger of the two rooms upstairs benefits from having a windows to side and rear elevations, two built in eave wardrobe/storage cupboards, carpet to floor, a radiator and wall and ceiling light points.

En-Suite

6'2" x 7'11"

some height restrictions

The suite comprises; panelled bath, low level flush wc, vanity wash hand basin, Velux window, lightpoint to ceiling and a tiled floor.

Bedroom Three

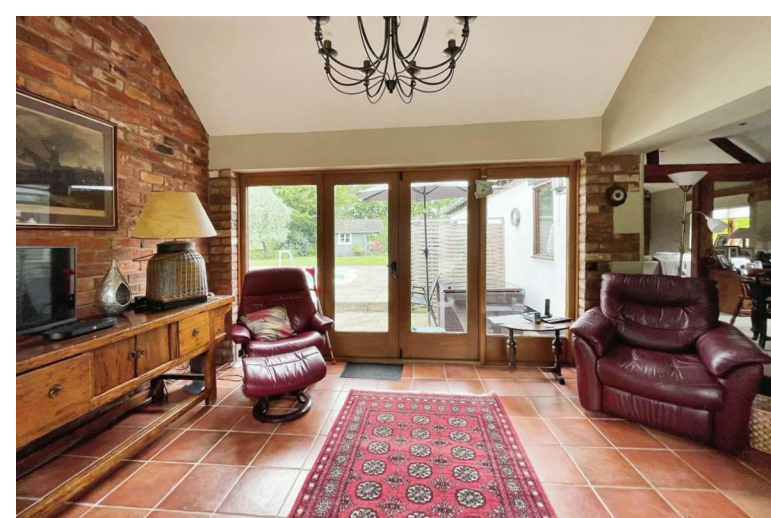
The second room upstairs has a glazed door that gives access out to a small balcony. The room also benefits from having two built in wardrobes, light point to ceiling, carpet to floor and a radiator.

En-Suite

6'0" x 8'4"

some height restrictions

The en-suite comprises; large walk in shower cubicle, low level flush wc, pedestal wash hand basin and a tiled floor.



Garden

The garden offers so much no matter how big or small your household is, and is truly an oasis to those who like to be outdoors. Your eyes are naturally drawn first to the inviting swimming pool, then to the other delights the garden offers and finish by taking in the views of the countryside in the distance.

The garden is mainly laid to lawn with a number of mature trees and shrubs throughout. The duck pond can be viewed from either the patio area near the sitting room, or from the deck in front of the cabin and is a constant source of entertainment especially with the ducklings and other wildlife bustling around. The cabin itself could have a number of uses, but could be turned into a fun bunkhouse for camping out.

The thatched gazebo is a great spot to sit around and have a catch up with friends, and the vegetable plot is ready for those who are a bit greenfingered.

Completing the garden is the workshop which benefits from having power and light. It has two sets of doors allowing room to park a ride on mower whilst still leaving plenty of space for other garden equipment and tools.



Workshop

14'9" x 17'10"

Cabin

9'4" x 9'7"

Double Garage

18'0" x 21'10"

The double garage has no partition wall, so spacious and open and with two electric up and over doors.

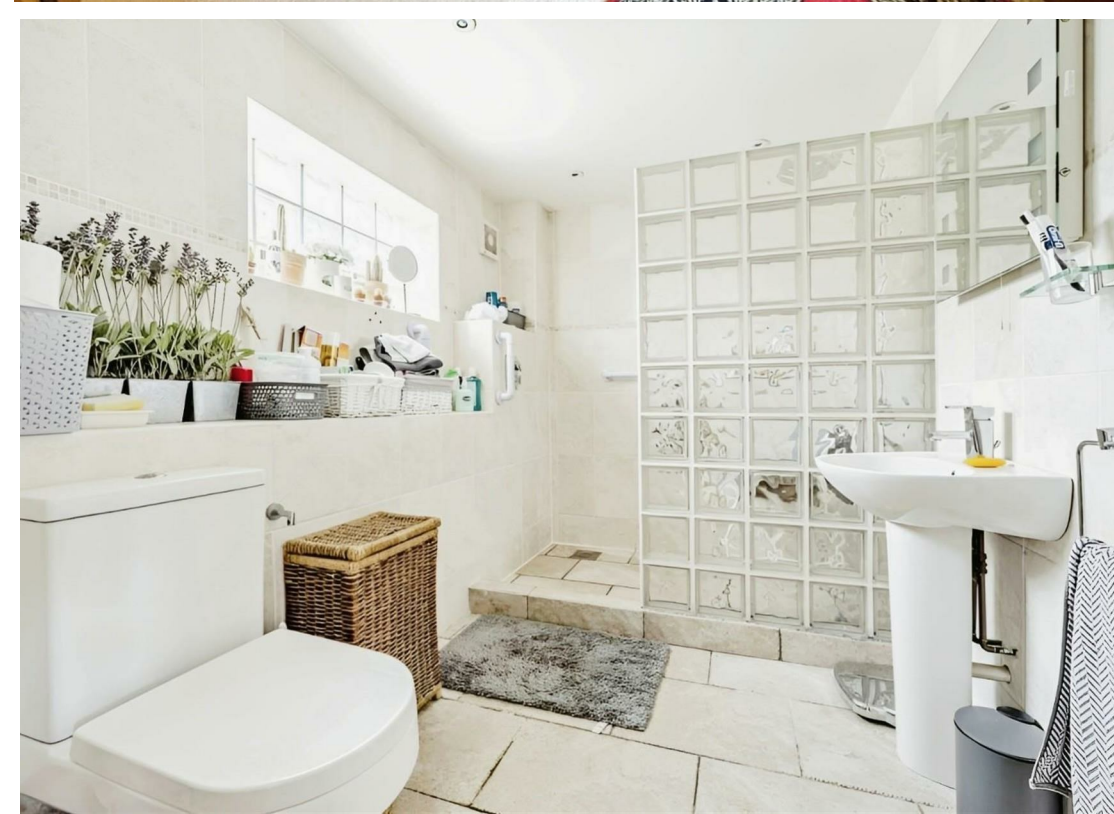


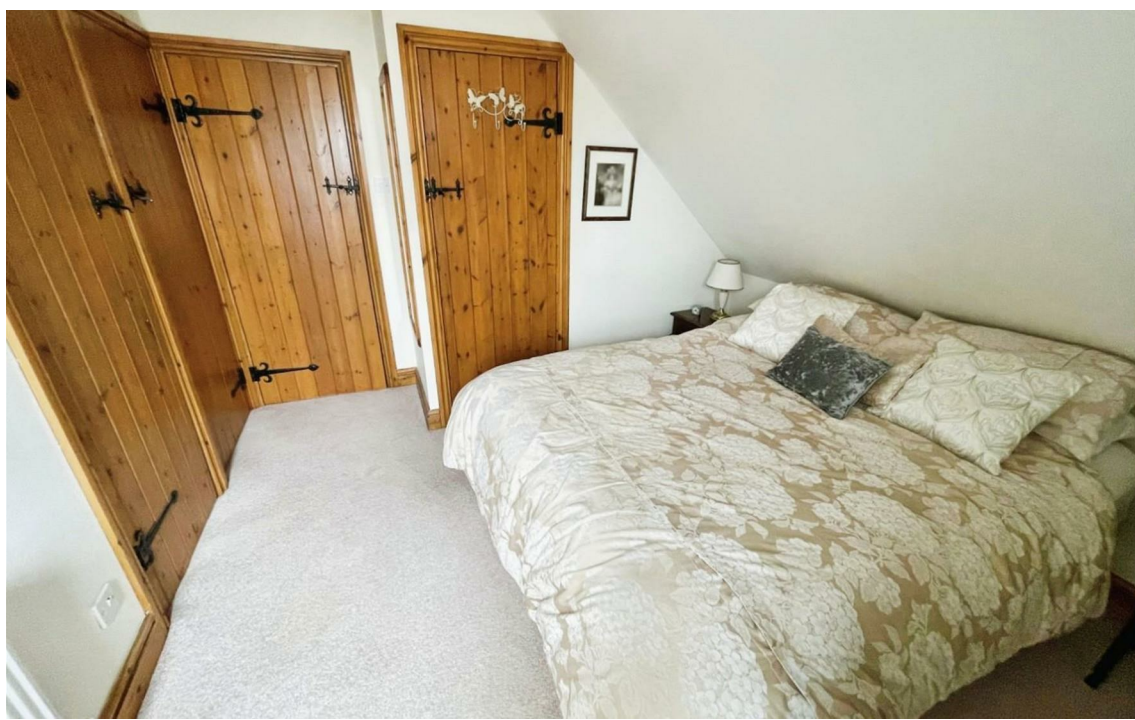
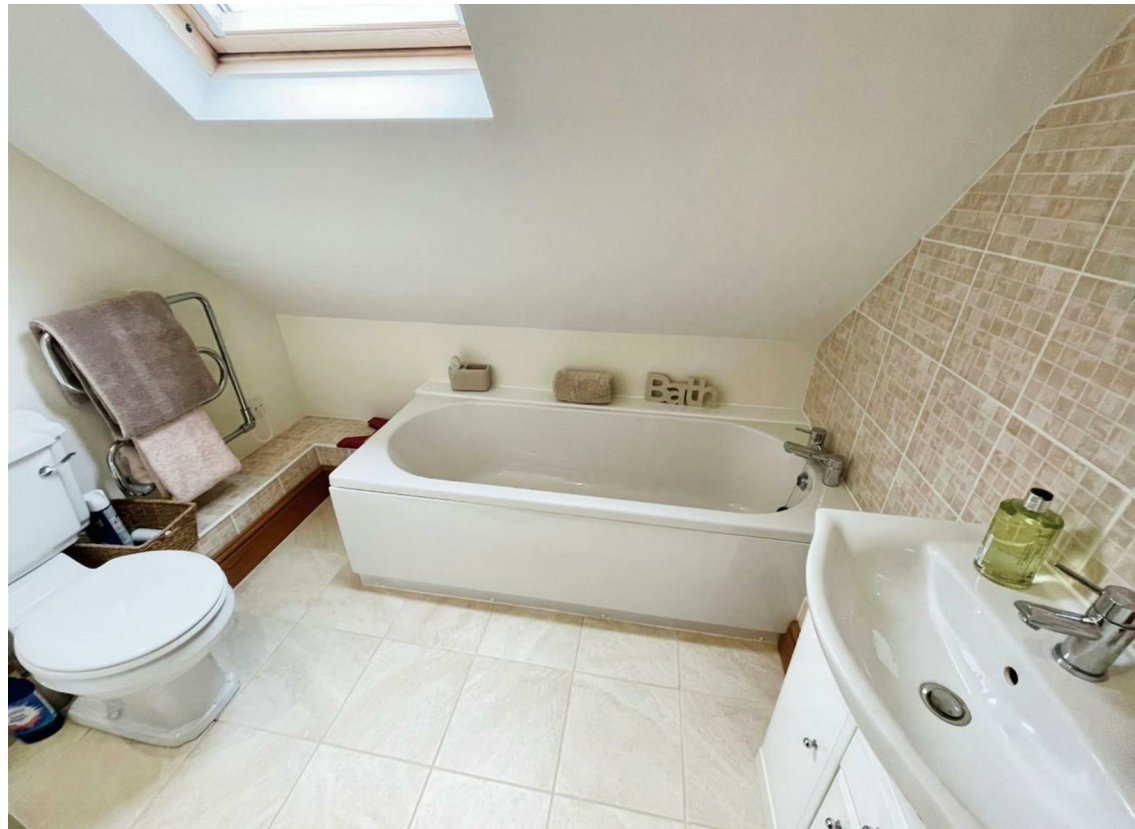
Location

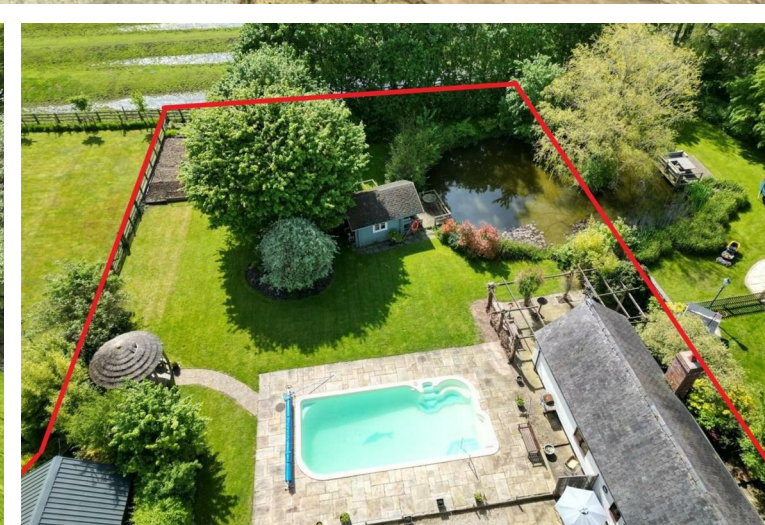
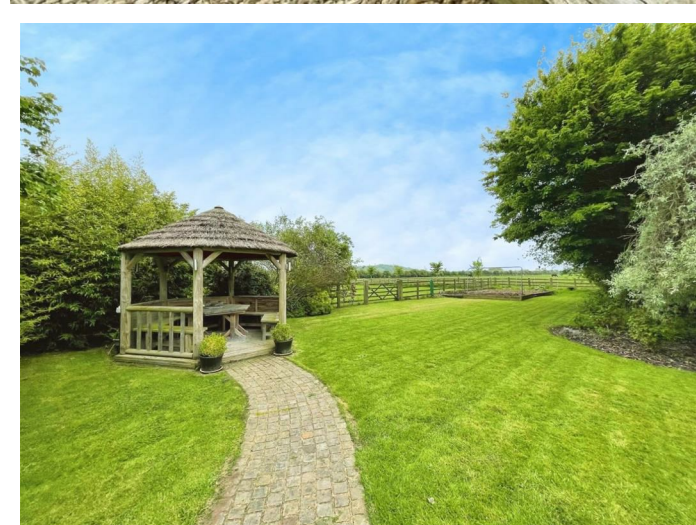
The property is situated between the town of Southam and hillside village of Napton on the Hill, and ideally situated between Coventry & Banbury with easy access to Leamington Spa, Warwick, Stratford upon Avon, Gaydon, Daventry and Rugby. Major road networks accessible nearby include the M40, M6 & M1, and mainline railway links into Birmingham and London via Leamington, Warwick and Rugby stations.















General Information

Tenure: We believe the property to be Freehold. The agent has not checked the legal status of the property. The purchaser is advised to obtain verification from their legal advisers.

Mains water and electricity are believed to be connected to the property. Heating is run off oil and drainage is to a septic tank.

Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available.

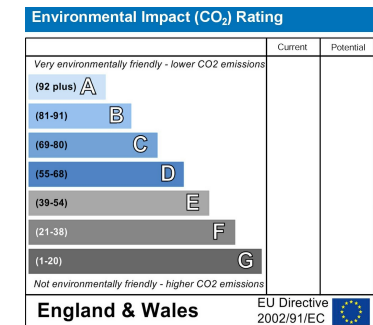
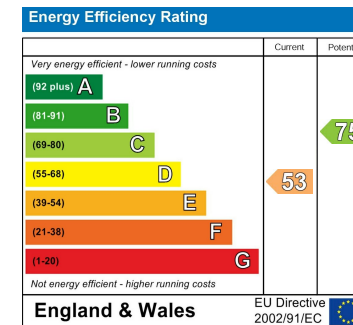
This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Fixtures & Fittings: The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested.

All measurements are believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.



Field House, Daventry Road, Southam, CV47

Approximate Area = 2287 sq ft / 212.4 sq m

Garage = 396 sq ft / 36.8 sq m

Total = 2683 sq ft / 249.2 sq m

For identification only - Not to scale



Hawkesford Estate Agents
1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ
01926 411 480 warwick@hawkesford.co.uk

