

RUPERT KETTLE DRIVE, SOUTHAM CV47 2PU



A FOUR BEDROOM DETACHED HOUSE WITHIN A POPULAR VILLAGE LOCATION.

- FOUR BEDROOMS
 - DETACHED
- DOUBLE GARAGE
- SOLAR PANELS
 - MODERN
- VILLAGE LOCATION
 - BATHROOM
 - LOUNGE
 - KITCHEN
 - GARDEN

4 BEDROOMS

OFFERS IN EXCESS OF £400,000

Nestled in the charming village of Bishops Itchington, Southam, this modern four-bedroom detached family home offers a perfect blend of comfort and contemporary living. The property is ideally situated on Rupert Kettle Drive, providing a peaceful environment while still being conveniently close to local amenities.

As you enter this delightful residence, you will be greeted by spacious living areas that are perfect for family gatherings and entertaining guests. The well-designed layout ensures that each room flows seamlessly into the next, creating an inviting atmosphere throughout. The four generously sized bedrooms provide ample space for relaxation, making it an ideal home for families of all sizes.

One of the standout features of this property is the double garage, offering plenty of storage and parking options. Additionally, the inclusion of solar panels and a new boiler not only enhances energy efficiency but also contributes to lower utility bills, making this home both environmentally friendly and economical.

With no onward chain, this property is ready for you to move in and make it your own without the hassle of waiting. The village location adds to the appeal, providing a sense of community and tranquillity, while still being within easy reach of larger towns for shopping and entertainment.

Another unique aspect about this opportunity is the corner plot garden, that appreciates woodland views and not being overlooked. It is of a very generous size and will be a pleasing attribute for those garden lovers.

In summary, this modern four-bedroom detached house on Rupert Kettle Drive is a fantastic opportunity for those seeking a family home in a picturesque village setting. With its desirable features and convenient location, it is sure to attract interest from discerning buyers. Don't miss your chance to view this exceptional property.

****New photos and a floorplan to be added****

Entrance Hall

Under stairs storage.

Ground Floow WC

Obscure glazed window to front, low level WC, pedal wash hand basin

Kitchen/Dining 10'4" x 18'9" (3.16 x 5.72)

Kitchen area - window to rear, microwave, oven/grill, oven, dishwasher, hob extractor over. Washing machine and fridge freezer.

Dining area - back door to garden. Window to rear, option to leave table and chairs.

Lounge 11'0" x 16'6" (3.37 x 5.04)

Dual aspect, window to front door to garden. Door to hallway.

Stairs/Landing

Window to side, boiler cupboard

Bedroom One 12'0" x 9'10" (3.67 x 3.00)

Having dual aspect double glazed windows, light point and a radiator.

Bedroom Two 10'6" x 6'9" (3.21 x 2.07)

Double glazed window to the rear, light point and a radiator.

Bedroom Three 11'0" x 9'9" (3.37 x 2.99)

With a double glazed window to the rear, light point and a radiator.

Bedroom Four 8'1" x 6'7" (2.48 x 2.02)

Double glazed window to the front aspect, light point and a radiator.

Bathroom

Low level WC, vanity unit with sink. Separate shower, bath, obscure glazed window to front

Garage

Double with light and power - storage in

Garden

The property boasts a lovely sized garden that needs to be viewed to be appreciated. With the aspect being set on a corner plot, the garden is above average size and appreciates overlooking woodland and having that extra privacy by not being overlooked.

Disclaimer

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. 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.

Tax Band

Council Tax Band E

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tenure

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

Viewings

Strictly by appointment through Hawkesford on 01926 438123

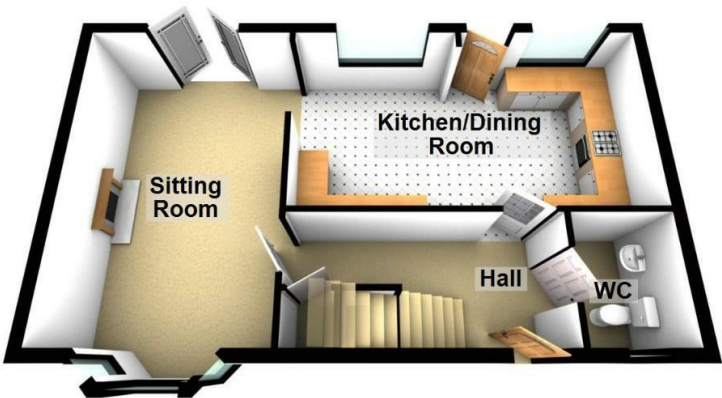




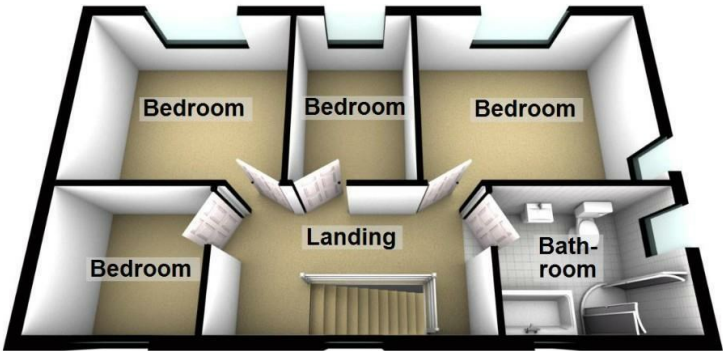




Ground Floor



First Floor



Total area: approx. 95.3 sq. metres (1025.7 sq. feet)

