

MANSIONS CLOSE, SOUTHAM CV47 2RF



A FOUR BEDROOM DETACHED FAMILY HOUSE, LOCATED IN A POPULAR VILLAGE LOCATION.

- NO CHAIN
- DETACHED FOUR BEDROOMS WITH TWO EN-SUITES
- SUPER BREAKFAST KITCHEN AREA WITH UTILITY
 - SITTING AND DINING ROOMS
 - SUMMER ROOM
 - CLOAKROOM
- GARAGE AND SPACIOUS DRIVEWAY
 - GARDEN
- MODERN FAMILT BATHROOM WITH SHOWER AND BATH
- VILLAGE LOCATION

4 BEDROOMS

PRICE GUIDE £585,000

A superb family home providing extremely well proportioned accommodation throughout, appointed to the very highest of standards.

This is a unique detached family home, benefiting from a unique private spot within the cul-de-sac which shares a private driveway with the neighboring property, allowing access to their own private driveways. There are four good sized double bedrooms, with two trendy modern En-Suites. The first floor accommodation is noticeably spacious and in excellent condition.

The property has been maintained and improved throughout, with a new boiler installed in 2019, which has been fully serviced recently. A front porch was added s recent as September 2023 as well as a large wooden shed and new fencing for the garden area. The kitchen area has had extra wall cupboards installed and a sink in the adjacent utility area. A new drainage system has been installed at the front of the house, the loft is boarded and insulated.

Perfectly situated for local amenities, excellent local schooling which acts as a feeder school for Southam College and transport links for both road and rail. Set at the end of a quiet cul de sac and approached by a part shared driveway, the property briefly comprises: Driveway for numerous vehicles, hallway, downstairs shower room, large walk-in cupboard, magnificent breakfast kitchen, utility room, lounge, dining room, sun room, four double bedrooms, two en-suites, luxury family bathroom, upgraded Wifi system, partially floored attic, garage and private rear garden. This property really must be viewed to fully appreciate the quality and size of the accommodation on offer.

****NO ONWARD CHAIN****

Porch 6'5" x 5'6" (1.98 x 1.69)

Installed in 2023 and providing extra space for coats and shoes, with spotlights to ceiling, access integrally into the garage and a double glazed window to the side aspect.

Entrance Hallway 21'2" x 4'5" (6.46 x 1.35)

A spacious and long hallway providing access to the cloakroom, breakfast kitchen, sitting and dining rooms, first floor stairs and with a storage cupboard.

Cloakroom 6'9x4'10 (2.06mx1.47m)

With space for white goods, sink, WC, radiator and light point.

Breakfast Kitchen 14'10x10'6 (4.52mx3.20m)

A stunning bespoke kitchen providing a wealth of high gloss base units and wall mounted cabinets, curved granite work surfaces, breakfast bar, integrated gas hob, twin ovens, one and a half bowl sink unit, integrated dishwasher, tiled flooring, windows to front and side elevations and door to the utility room.

Utility

With units & worktop matching the kitchen, plumbing for washing machine and tumble drier, space for American style fridge/ freezer, heated towel rail and door to the side of the property. Recently installed sink area and door to the side access.

Dining 12'10x12'6 (3.91mx3.81m)

With a double glazed window to the rear elevation, double doors to the sun room and central heating radiator.

Lounge 14'8x12'10 (4.47mx3.91m)

Sky & television aerial point, central heating radiator, double glazed window to the rear elevation and double doors to the sun room.

Summer Room 27'8x6'6 (8.43mx1.98m)

A great entertaining space, with four skylight windows, circular feature window, picture windows overlooking the rear garden, double doors to the patio, wooden flooring and two central heating radiators.

First Floor Landing

With a double glazed window to the side elevation, access to loft space and doors to four bedrooms and family bathroom.

Bedroom One 15'3x9'3 (4.65mx2.82m)

Having a built in wardrobe, double glazed window to the front elevation, central heating radiator and door to the en-suite bathroom.

En-Suite

Comprising: P-shaped bath with shower over, low level wc, wash hand basin, heated chrome towel rail and a double glazed window to the side elevation.

Bedroom Two 16'0x10'3 (4.88mx3.12m)

Having a range of fitted bedroom furniture including a desk, central heating radiator and a double glazed window to the front elevation.

Bedroom Three 13'0x9'0 (3.96mx2.74m)

With a window to the rear elevation, central heating radiator and door to the en-suite.

En-Suite 6'11x6'3 (2.11mx1.91m)

Comprising: shower cubicle, low level wc, wash hand basin, heated chrome towel rail and a double glazed window to the rear elevation.

Bedroom Four 12'0x11'6 (3.66mx3.51m)

Having built in wardrobes, central heating radiator and a double glazed window to the rear elevation.

Bathroom 11'5x8'9 (3.48mx2.67m)

A beautiful suite comprising: shower cubicle, larger than average bath, wash hand basin, low level wc, floor to ceiling tiling, heated chrome towel rail and a double glazed window to the front elevation.

Garden

A manicured and enclosed rear garden, laid mainly to lawn with well stocked borders, sunken patio, new garden shed, gated access to the front of the property and new fencing.

Garage 17'2x10'7 (5.23mx3.23m)

With an electric door, power supply, gas central heating boiler and water tank, and light point with a separate door to the side.

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.

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.

Tax Band

The Council Tax Band is

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

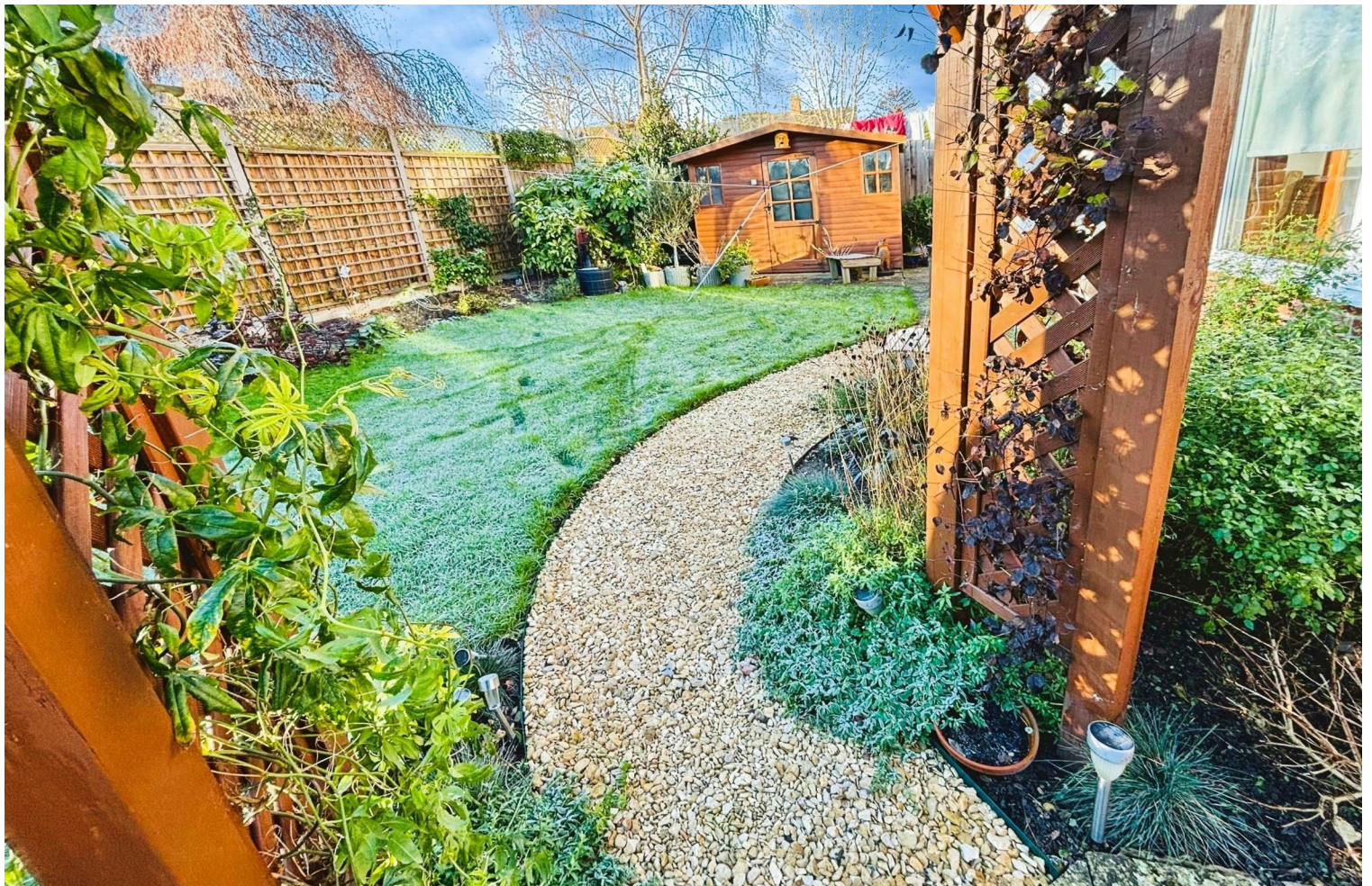


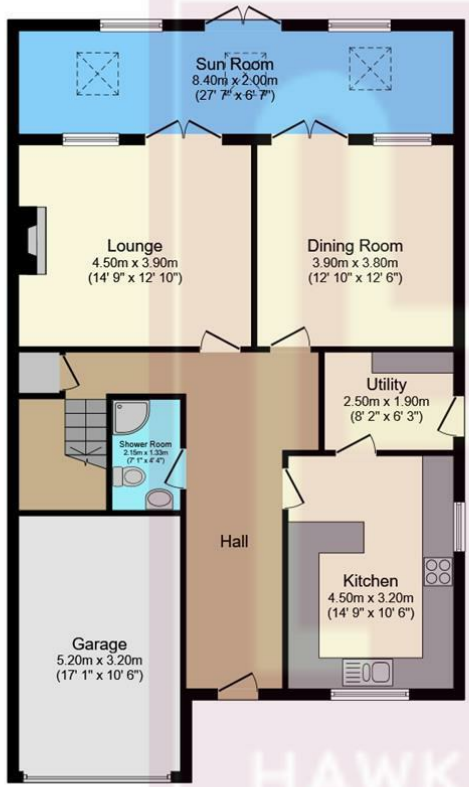












Ground Floor

Floor area 111.7 m² (1,202 sq.ft.)



First Floor

Floor area 82.6 m² (890 sq.ft.)

TOTAL: 194.3 m² (2,092 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	82
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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