

GRANGE FARM DRIVE, SOUTHAM CV47 8FT



A LOVELY THREE BEDROOM DETACHED FAMILY HOUSE, LOCATED IN A POPULAR AND PEACEFUL VILLAGE LOCATION.

- DETACHED FAMILY HOUSE
 - ENTRANCE HALLWAY
 - CLOAKROOM
 - LIVING ROOM
 - KITCHEN/DINER
 - THREE BEDROOMS
 - BATHROOM AND EN-SUITE
- BACK GARDEN AND FRONT COURTYARD
 - GARAGE AND DRIVEWAY
 - QUIET VILLAGE LOCATION

3 BEDROOMS

PRICE GUIDE £365,000

Nestled in the tranquil village of Stockton, Southam, this charming three-bedroom detached house offers a perfect blend of rural living and modern comfort. Situated on Grange Farm Drive, the property enjoys a peaceful location within a quiet cul-de-sac, ensuring a serene environment for families and individuals alike.

As you approach the house, you will be greeted by lovely countryside views that enhance the sense of space and tranquillity. The property boasts a well-designed layout, providing ample room for relaxation and entertaining. Each of the three bedrooms is generously sized, making it ideal for families or those seeking extra space for guests or a home office.

The surrounding area is perfect for those who appreciate the beauty of nature, with picturesque landscapes and scenic walks right on your doorstep. The village atmosphere fosters a strong sense of community, while still offering the convenience of nearby amenities.

This delightful home is not just a property; it is a lifestyle choice for those looking to escape the hustle and bustle of city life. With its private spot and stunning views, this detached house on Grange Farm Drive is a rare find in the heart of the countryside. Whether you are looking to settle down or invest in a peaceful retreat, this property is sure to impress.

Front

The property occupies a favorable position within this peaceful and quiet cul-de-sac. It feels extremely private, being tucked into its own very private corner. The house benefits from a large front garden area, driveway and garage. A private pathway loops around to the front of the house and front door.

Entrance Hallway

A light and airy entrance hallway, allowing access to the lounge, kitchen/diner, cloakroom and first floor stairs. With light point and radiator.

Living Room

An extremely cozy sitting room, which benefits from dual aspect windows to front and side elevation, two radiators and light points to the ceiling.

Kitchen/Diner

A lovely positioned Kitchen/Diner, which has plenty of natural light through dual aspect double glazed windows to the front and side aspect and double glazed patio doors overlooking the garden and allowing access. With spotlights to ceiling in the kitchen area and a light point in the dining. There is also a radiator in the dining area and plenty of space for a large dining room table and chairs.

Cloakroom

Having a sink, WC, radiator and light point to ceiling.

First Floor Landing

Allowing access to the three double bedrooms and family bathroom, with loft access.

Master En-Suite

En-Suite bedroom with a double glazed window to the side aspect, light point to ceiling and a radiator, through access to the En-Suite bathroom, with a walk in wardrobe or office space beforehand.

En-Suite

Modern and stylish En-Suite, with walk in shower, spotlights to ceiling, sink with storage, low level WC and heated towel rail.

Bedroom Two

A further double bedroom with a double glazed window to the side aspect, light point to ceiling and a radiator.

Bedroom Three

A third double bedroom, with a double glazed window to the side aspect, radiator and light point to ceiling.

Bathroom

Family bathroom with a double glazed window to the front aspect, light point to ceiling, radiator, bath with shower attachment, sink and WC.

Garden

A private rear garden that benefits from not being overlooked, it's own outside office/summer house, elevated decked area that provides space for seating. The house also benefits from a large front courtyard.

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

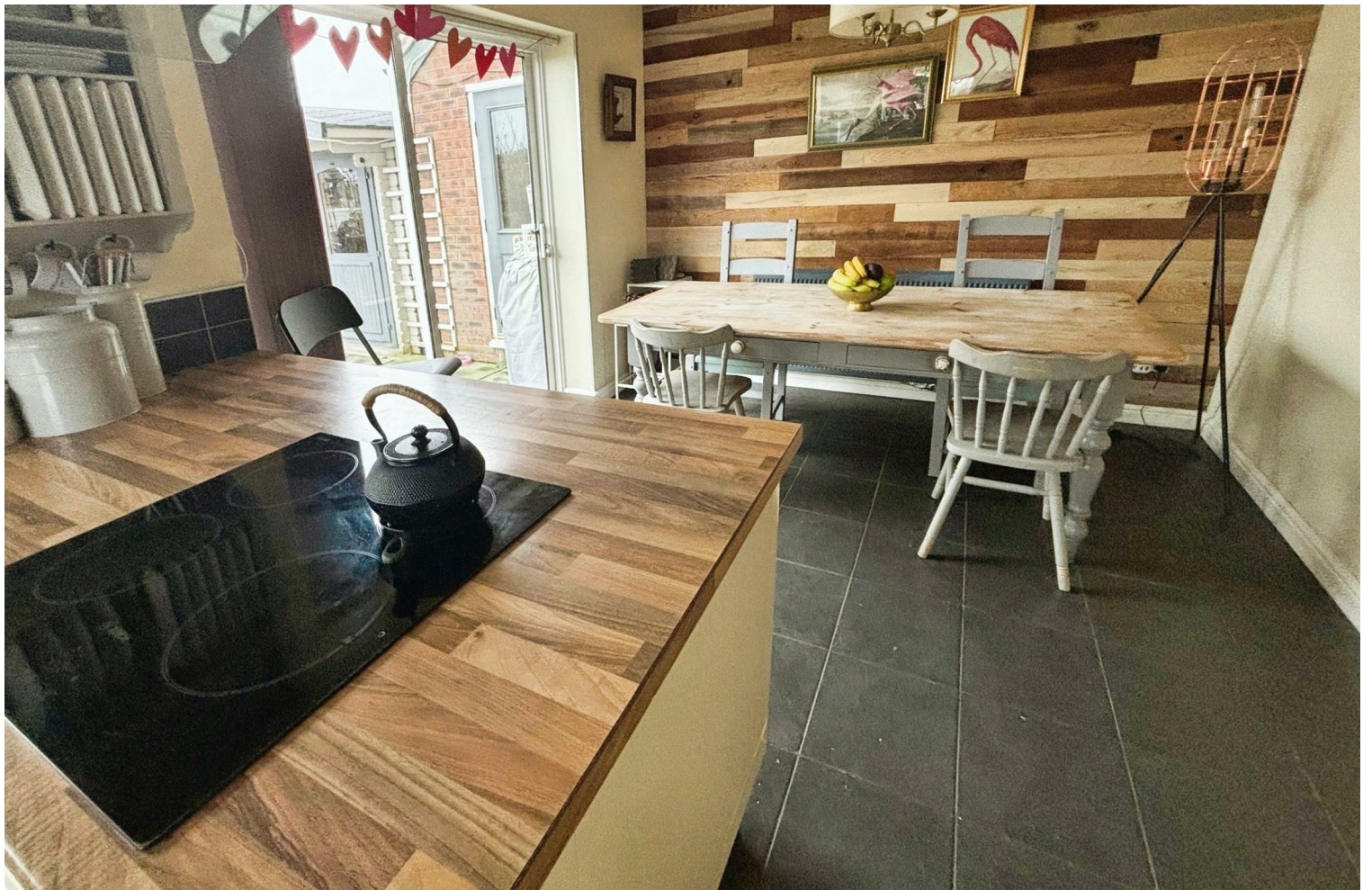
The Council Tax Band is

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.

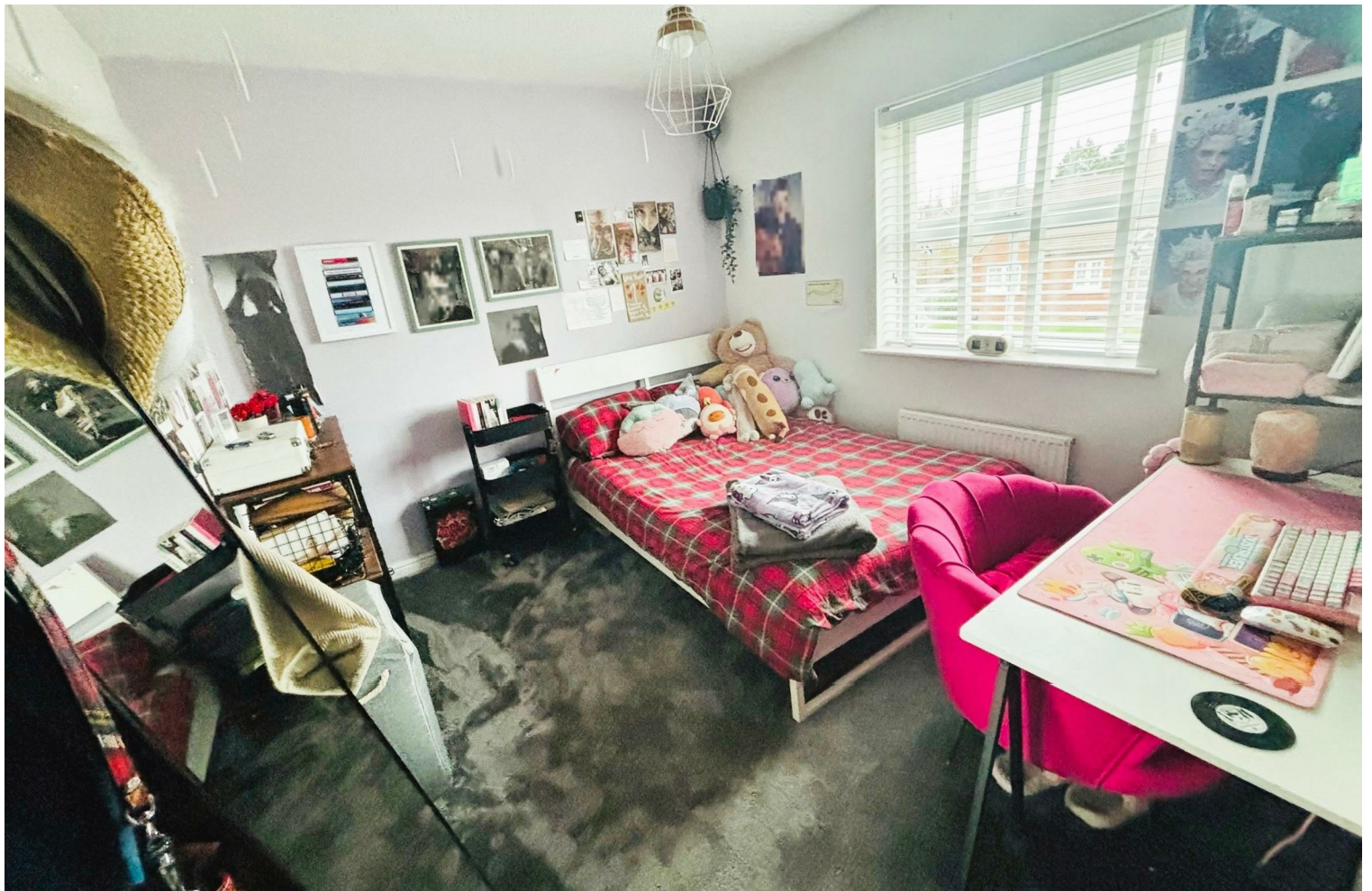
Viewings

Strictly by appointment through Hawkesford on 01926 438123







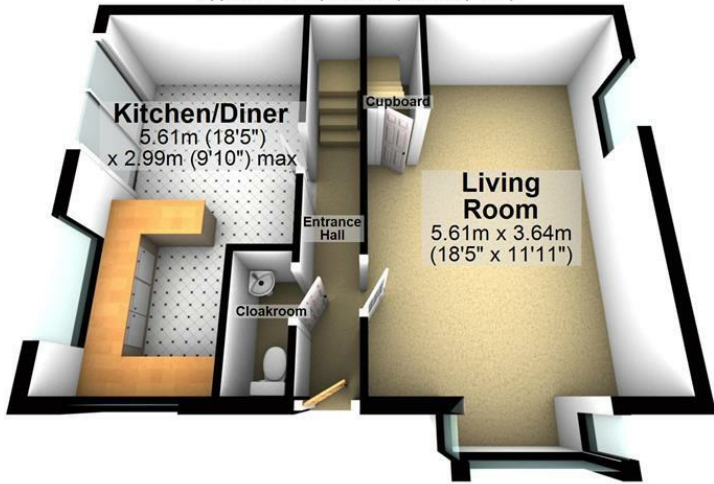






Ground Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



First Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



Total area: approx. 87.5 sq. metres (941.9 sq. feet)

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	EU Directive 2002/91/EC	74	86

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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