



Penglais, Leamington Road

Long Itchington, Southam **CV47 9PL**

Guide Price £675,000

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Being attractively positioned on Leamington Road, set behind a deep lawned foregarden, this impressively substantial three storey detached family property was constructed around twenty years ago by Redrow Homes. Offering five double-bedroomed accommodation, coupled with three bathrooms, the well cared for gas centrally heated and double glazed accommodation includes a spacious lounge with separate dining room to the ground floor, there also being a well equipped kitchen/breakfast room, utility and cloakroom. The five excellent bedrooms are arranged over the two upper storeys, with bathrooms to both levels and including both dressing room and en suite facilities to the master. Externally, a landscaped rear garden is complemented by a double garage and block paved parking. This is an excellent opportunity to purchase a substantial and flexible home close to amenities in the heart of Long Itchington village.

LOCATION

Long Itchington is conveniently situated within easy reach of Leamington Spa along with facilities in the nearby market town of Southam. Within the village itself there are a comprehensive range of day-to-day facilities, including a number of popular public houses, a Co-Op mini market, primary school and Holy Trinity Church. There are excellent local road links available to neighbouring towns, centres and major routes including the Midland motorway network, with regular commuter rail services being in operation from Leamington Spa.

ON THE GROUND FLOOR

Period style double glazed entrance door opening into:-

ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator, ceramic tiled floor, staircase off ascending to the first floor, central heating radiator, ceramic tiled floor, door to useful understairs storage cupboard and panelled style doors radiating to:-

CLOAKROOM/WC

With white fittings comprising low level WC, corner wash hand basin, ceramic tiled floor and central heating radiator.

LOUNGE

7.09m x 3.56m (23'3" x 11'8")

The focal point of which is an imposing stone-effect fireplace and hearth with inset coal-effect living flame fire, double glazed window to front elevation, together with double glazed French style doors and picture windows to the rear of the room giving access to the garden and two central heating radiators.

DINING ROOM

3.51m x 3.18m (11'6" x 10'5")

Which could alternatively form a spacious home office, having a range of fitted book shelving to one side of the room, double glazed window to front elevation, central heating radiator and double doors from the hallway.

KITCHEN/BREAKFAST ROOM

3.78m x 3.51m (12'5" x 11'6")

Being attractively and comprehensively fitted with a range of cream panelled style units having brushed chrome door furniture and comprising base cupboards, drawers and wine storage with granite effect worktops over, a good range of complementary wall cabinets including corner unit, inset Neff electric hob with Smeg stainless steel filter hood over, integrated Bosch dishwasher together with integrated fridge freezer, ceramic tiled floor, ceiling downlighters, central heating radiator, double glazed window to the rear and door to:-

UTILITY ROOM

2.03m x 1.73m (6'8" x 5'8")

With units to match those in the kitchen comprising stainless steel sink unit with granite effect worktop, base cupboard and double wall cabinet, space and plumbing for washing machine and tumble dryer, wall mounted Worcester gas fired boiler, ceramic tiled floor, central heating radiator and double glazed door giving external access to the rear garden.

ON THE FIRST FLOOR

LANDING

With staircase off ascending to the second floor, double glazed window to front elevation, central heating radiator, built-in cupboard housing the pressurised hot water system, ceiling downlighters and doors to:-

MASTER BEDROOM SUITE

3.96m x 3.66m (13'0" x 12'0")

With double glazed window to front elevation, central heating radiator and doors to:-

DRESSING ROOM

3.02m x 1.02m (9'11" x 3'4")

With a comprehensive range of built-in wardrobing providing ample hanging and shelved storage space, double glazed window and central heating radiator.

EN SUITE SHOWER ROOM

3.02m x 2.03m max (9'11" x 6'8" max)

Being well appointed with low level WC, inset wash

hand basin with mixer tap and integrated cupboard and drawer storage, large walk-in shower enclosure with sliding glazed door giving access and fitted shower unit, ceramic tiled floor, obscure UPVC double glazed window and chrome towel warmer/radiator.

BEDROOM TWO (REAR)

3.25m x 2.97m (10'8" x 9'9")

With an excellent range of built-in wardrobing an storage extending across one side of the room, double glazed window to rear and central heating radiator.

BEDROOM THREE (FRONT)

3.15m x 2.97m (10'4" x 9'9")

with built-in wardrobing/storage, double glazed window to front and central heating radiator.

FAMILY BATHROOM

Which is attractively fitted with white suite comprising low level WC with concealed cistern, inset wash hand basin with integrated cupboard, drawer storage and mixer tap, matching wall cabinets with central mirror and downlighter, shaped bath with glazed shower screen and fitted shower unit over, obscure double glazed window, central heating radiator/towel warmer and fully ceramic tiled walls and floor.

ON THE SECOND FLOOR

LANDING

With Velux double glazed roof light and doors to:-

BEDROOM FOUR (FRONT)

4.37m x 3.66m (14'4" x 12'0")

With built-in storage cupboard together with a range of fitted storage cupboards, access to roof space, central heating radiator, double glazed window to front and Velux double glazed roof light.

BEDROOM FIVE (FRONT)

4.37m x 2.82m + door recess (14'4" x 9'3" + door recess)

With central heating radiator, double glazed window to front and Velux double glazed roof light.

Features

Modern Three Storey Detached Residence

Popular Village Location

Two Reception Rooms

Breakfast Kitchen and Utility

Five Bedrooms

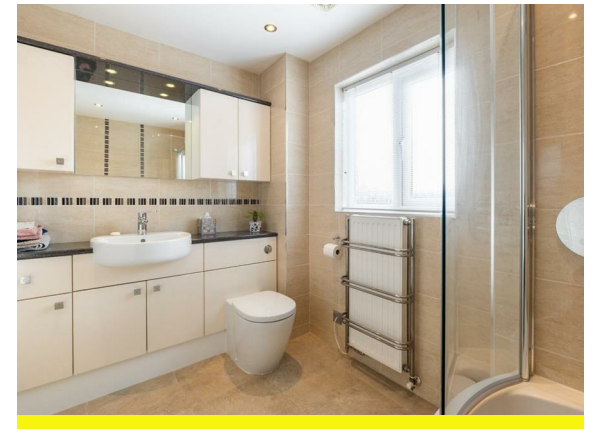
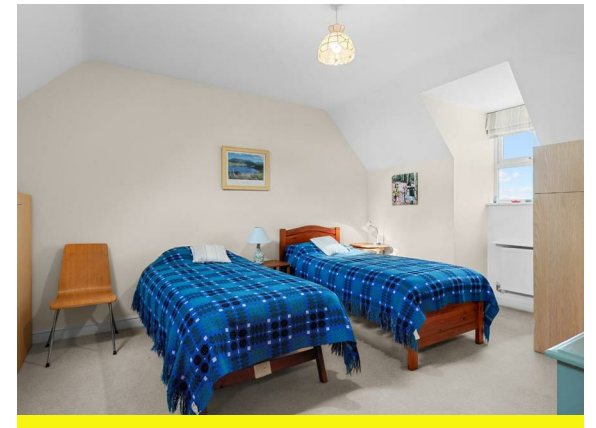
Three Bathrooms

Gardens Front and Rear

Driveway and Double Garage

An Excellent Family Home





Floorplan

Internal Living Area 1,833sq ft / 170.33m2 (excluding garage)
Garage - 296 sq ft / 27.54m2



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General Information

Tenure
Freehold

Fixtures & Fittings

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band G - Stratford District Council



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	78	85
EU Directive 2002/91/EC		

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