



**Connells**

Warwick Place  
Southam





## Property Description

Situated in a sought-after village location, Warwick Place is an impressive five-bedroom detached family home offering generous and versatile living accommodation throughout. Beautifully presented and well maintained, the property is ideally suited to modern family life.

The accommodation comprises a welcoming entrance hall, a spacious lounge, a contemporary kitchen and dining room forming the heart of the home, utility room, cloakroom and additional reception space providing flexibility for home working, children's play areas or formal dining. To the first floor are five well-proportioned bedrooms, including a superb principal bedroom with store room/potential en-suite, together with a family bathroom.

Externally, the property benefits from a private enclosed rear garden and second garden, ideal for outdoor entertaining and family enjoyment, whilst a driveway and garage provide ample off-road parking and storage.

Located within easy reach of local amenities, reputable schools and excellent transport links, this substantial family home offers a rare opportunity to acquire a spacious and stylish property in a desirable setting.

## Approach

Via beautifully maintained fore-garden and driveway, with a pathway leading to the front door.

## Entrance Hall

Welcoming entrance hallway with stairs rising to the first floor and doors to the lounge, dining room, breakfast kitchen and downstairs shower room.

## Downstairs Shower Room

Three piece suite fitted with a wash hand basin, walk-in shower and low level W/c.

## Lounge

Spacious, light and airy lounge consisting of a gas feature fire place, a radiator, a double glazed window to front elevation and double doors leading to the family room.

## Family Room

Having laminate flooring and French doors leading to the garden.

## Dining Room

Having laminate flooring, a radiator and French doors leading to the garden.

## Kitchen

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include a dishwasher and fridge/freezer, whilst providing space for a Range Master. Comprising tiled flooring, a radiator, a double glazed window to rear elevation and a door leading into the utility room.

## Utility Room

Fitted with wall and base units with work surfaces over. Providing space for a washing machine and having a built-in storage cupboard, tiled flooring and doors to the rear, study and integral garage.

## Study

With tiled flooring and a double glazed window to rear elevation.

## Landing

The stairs lead from the hallway with doors to all bedrooms and the family bathroom.

## Master Bedroom

Double bedroom having laminate flooring, a radiator, a double glazed window to rear elevation and sliding doors leading to the store/dressing room.

## Store/Potential En-Suite

With fitted wardrobes and a double glazed window to front elevation. There is potential for this room to be made into an en-suite shower/bath room.

## Bedroom Two

Double bedroom with laminate flooring, a radiator and a double glazed window to front elevation.

## Bedroom Three

Double bedroom with laminate flooring and a double glazed window to rear elevation.

## Bedroom Four

Double bedroom having laminate flooring, a radiator and a double glazed window to front elevation.

## Bedroom Five

With laminate flooring, a radiator and a double glazed window to rear elevation.

## Bathroom

Three piece suite fitted with his and hers wash hand basins with vanity unit, a bath with shower over and a low level W/C. Having fully tiled walls and a double glazed window to rear elevation.

## Rear Garden

Beautifully landscaped garden arranged over two tiers, being mainly laid to lawn, with patio and decking areas, ideal for relaxing and outdoor entertaining. Benefitting from a shed and a summer house, both having power.

## Garage

Integral garage housing the gas boiler, hot water tank, and water softener, with ample storage space.

## Parking

Driveway providing off road parking for several cars.



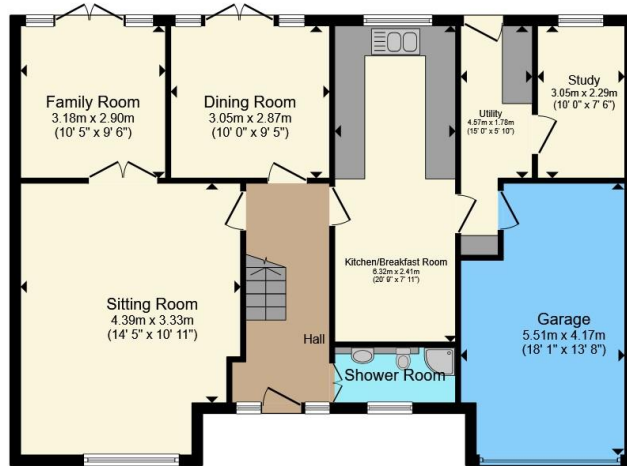




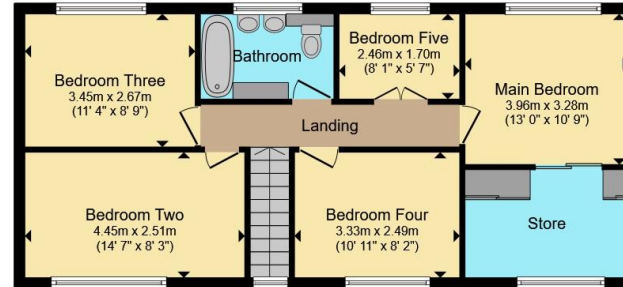








**Ground Floor**



**First Floor**

Total floor area 161.3 m<sup>2</sup> (1,736 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)

**Connells**

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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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Property Ref: STH105194 - 0002