



Connells

The Model Village
Long Itchington Southam

The Model Village Long Itchington Southam CV47 9RB

for sale offers in the region of
£325,000



Property Description

Located in the highly sought-after Model Village, Long Itchington, this charming two-bedroom home combines character, comfort and versatility, all complemented by a private rear garden and a range of thoughtful improvements.

The property benefits from a driveway providing off-road parking and new windows throughout. At its heart is an inviting living room featuring a recently installed log burner, creating a warm and cosy atmosphere all year round. The kitchen is well-equipped with a brand-new oven, gas hob and separate induction hob, while a useful utility cupboard provides additional storage and space for laundry appliances.

A particular highlight of the home is the rear extension, a bright and adaptable space filled with natural light from four skylights and enhanced by air conditioning for year-round comfort. Currently arranged as a second reception room and dining area, it offers flexibility to suit a variety of lifestyles, whether as a home office, playroom or potential third bedroom. The addition of a shower room with WC further enhances the practicality of this space.

Upstairs, there are two well-proportioned bedrooms along with a family bathroom featuring both a bath and separate shower, catering perfectly to modern-day living.

To the rear, the garden provides a peaceful and private setting, enjoying a high degree of

seclusion with no properties overlooking from behind. A decked seating area flows onto a well-kept lawn, creating an ideal space.

Location & Amenities

Set within the much-loved Model Village, Long Itchington, this property enjoys a peaceful setting in one of the village's most characterful locations. Known for its attractive homes, green spaces and strong community feel, the Model Village offers a unique blend of charm and history that continues to make it a sought-after place to call home.

Long Itchington itself is a friendly and vibrant village, home to a selection of local shops, cafés, traditional pubs and everyday amenities. Popular spots include The Duck on the Pond, a well-regarded village restaurant, as well as the Two Boats Inn, offering a welcoming atmosphere for both dining and socialising. Surrounded by beautiful Warwickshire countryside, residents can enjoy a relaxed village lifestyle whilst remaining well connected to nearby towns and transport links. A wonderful setting for those seeking a home with both character and community.

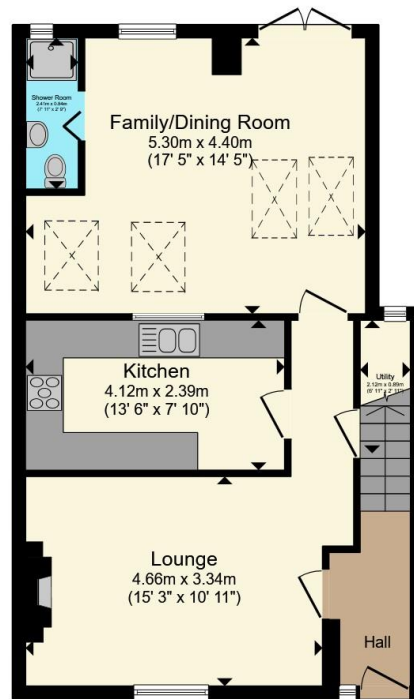
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

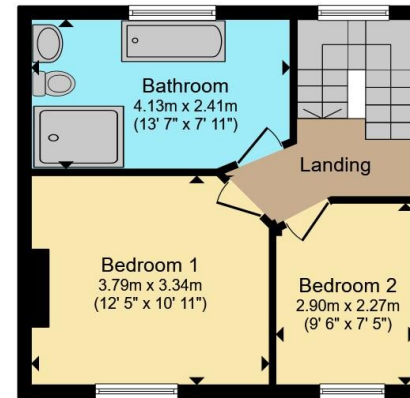








Ground Floor



First Floor

Total floor area 95.7 m² (1,030 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

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T 01926 815500
E southam@connells.co.uk

84 Coventry Street
SOUTHAM CV47 0EA

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

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