



2A Bascote Rise

Southam **CV47 0LQ**

Offers Over £585,000

2A Bascote Rise

Set on the brow of Southam market town, is this beautifully presented and renovated 4/5 bedroom detached family home. Finished to a very high standard throughout, this family home has much to offer its next owners.

Upon entering the property, you are welcomed into a bright and airy entrance hallway that leads to the ground floor accommodation. The property in brief comprises of a great sized lounge with a fireplace, an extended and modern fully fitted kitchen/diner which is located towards the rear of the home, a second reception room with a wood burner, ground floor study/office/bedroom five, shower room and access to the garden. To the first floor there are four double bedrooms with the master having an en suite bathroom and a separate family bathroom.

Outside you will find a private garden that is laid mainly to lawn with a large patio area that is perfect for dining or entertaining guests. This beautifully presented haven is the perfect hideaway. This wonderful home also benefits from gas central heating, double glazing throughout and off-road parking for multiple vehicles. Surrounded by the South Warwickshire countryside with a wealth of amenities on its doorstep, this lovely home offers rural community living at its finest.

LOCATION

The well regarded historic market town of Southam offers rural community living with the advantages of town amenities. Ideally situated between Coventry & Banbury on the A423 Southam is easily connected to Royal Leamington Spa, the historic town of Warwick, famous William Shakespeare's hometown of Stratford upon Avon, Gaydon, Daventry and Rugby, where you will find mainline railway links to take you into Birmingham and London. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1.

Within Southam are three primary schools, Southam Primary School, St Mary's Catholic School & St James Church of England. Southam College secondary school is rated outstanding by Ofsted. Private education can be found close by in Princethorpe, Leamington Spa, Rugby & Warwick.

Southam has a varied range of shops including a hardware shop, a pharmacy, a newly built library, hairdressers, a local grocery shop as well as larger supermarkets. There is a weekly market on Tuesday mornings and a monthly farmer's market selling local produce. There are also a number of public houses & cafes. Alternatively Southam offers a range of different takeaway options if you prefer a night in. Other amenities include a post office, banks, doctor's surgeries, health clinic & dentists.

There are lots of activities, groups and clubs in the town including Southam Lions, Rotary, Guides and Cubs. Southam is home to a well-equipped Leisure Centre & a number of different sports clubs.

ON THE GROUND FLOOR

ENTRANCE HALLWAY

3.38m x 2.47m (11'1" x 8'1")

Being of a really good size with a gas central heating radiator and large storage cupboard which is ideal for shoes and coats. Door leading to:-

FAMILY ROOM

6.65m x 4.92m (21'9" x 16'1")

A really good sized room with two double glazed windows to the front elevation, gas fireplace, two central heating radiators and a spiral staircase leading to the first floor landing.

SITTING ROOM

6.56m x 3.47m (21'6" x 11'4")

Having double glazed window to the front elevation and two patio doors leading out to the garden. There is a gas central heating radiator and a wood burner which is ideal for cosy nights in.

KITCHEN DINER

7.32m x 5.92m (24'0" x 19'5")

The kitchen diner has been extended and comprises of two gas central heating radiators, breakfast bar, space for a fridge freezer and cooker. There are also worktop surfaces, cupboards and a sink unit. The kitchen also benefits from having a wine cooler and ample space for dining room furniture.

UTILITY ROOM

2.46m x 1.74m (8'0" x 5'8")

Having space for washing machine, sink unit, worktop surfaces, cupboard, tiled flooring and gas central heating radiator. Also having a built-in fridge freezer.

OFFICE/STUDY/BEDROOM FIVE

5.02m x 3.02m (16'5" x 9'10")

This is an ideal room if working from home or could be used as another bedroom. This room has a gas central heating radiator and a storage cupboard. and patio doors leading out to the garden.

GROUND FLOOR SHOWER ROOM

2.19m x 1.97m (7'2" x 6'5")

Comprising of low level WC, walk-in shower, sink unit, heated towel rail and frosted double glazed window.

ON THE FIRST FLOOR

LANDING

Having doors to adjacent rooms, double glazed window to the front elevation and storage cupboard which houses the combi boiler.

BEDROOM ONE

4.87m x 3.47m (15'11" x 11'4")

Having built-in wardrobe space, double glazed windows to the front and side elevations, gas central heating radiator and space for bedroom furniture.

Features

Extended Detached Family House

Three Reception Rooms

Ground Floor Shower Room

Four/Five Bedrooms

Great Sized Family Garden

Off-Road Parking

Great Location

Viewing Highly Recommended

EPC Rating C





Floorplan



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 C - Stratford District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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	

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