

3 HIGH STREET

BISHOPS ITCHINGTON, WARWICKSHIRE



savills

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WARWICKSHIRE

Approximate distances and times: Gaydon 3 miles
Southam 3.5 miles, Warwick 8.6 miles
(Warwick Parkway to Birmingham from approx.
23 minutes and London Marylebone from approx. 69 minutes)
Banbury 13.4 miles
(London Marylebone from approx. 56 minutes)
Stratford-upon-Avon 17.2 miles, M40 (J12) 2.1 miles
Birmingham International Airport 28.5 miles

Attractive, well appointed period house

Reception hall, drawing room, sitting/dining room
Kitchen/breakfast room, utility room, wc
Master bedroom with en suite shower room
Three further bedrooms, one with a mezzanine study area above
Family bathroom • Detached studio/office
Landscaped garden with paved entertaining area
Off road parking

YOUR ATTENTION IS DRAWN TO THE IMPORTANT NOTICE
ON THE LAST PAGE OF THE TEXT





SITUATION

- Bishops Itchington is a thriving Warwickshire village surrounded by attractive countryside, with good communication links.
- Local amenities in the village include a primary school, public house, Co-op, newsagents, community café, doctors surgery, sports clubs and tennis courts.
- More extensive recreational, cultural and leisure facilities can be found in Southam, Warwick, Royal Leamington Spa and Banbury.
- Excellent communication links with the M40 (J12) only 2.1 miles away giving access to London to the South and Birmingham to the North.
- Mainline train services from Banbury to London (Marylebone) from 56 minutes at peak times and from Warwick Parkway to London Marylebone from 69 minutes or to Birmingham from 23 minutes.
- Good local schooling is available with secondary education at Southam College, Myton School and Stratford Grammar. For private schooling there is Kings High in Warwick (girls), Warwick (boys), Kingsley School in Leamington Spa. Preparatory schools in the area include Warwick Prep and Arnold Lodge.
- Leisure activities in the area include golf at Leamington and Helidon Lakes; theatre at Stratford upon Avon; motor racing at Silverstone; the British Motor Museum at Gaydon; horse racing at Warwick, Stratford upon Avon and Cheltenham; excellent local walks including the Burton Dassett Hills.

DESCRIPTION

- 3 High Street is an attractive, well-appointed period house of brick construction under a pitch slate roof.
- The house commands an enviable position within the period part of the village.
- The property has been improved significantly and internally benefits from real attention to detail and the use of quality fixtures and fittings throughout.
- The light, dual aspect drawing room benefits from exposed floorboards and an inglenook fireplace with wood burner. There is a separate sitting room and an impressive kitchen / breakfast that creates a real focal point for the house. It includes wall and base units with wooden work surfaces, a ceramic sink, tile floor, plenty of room for a table, double doors onto the terrace and single door leading to the canopy covered courtyard area.
- There is also a utility room and downstairs wc.
- The wonderfully light master bedroom benefits from an en suite shower room. The second bedroom has a wall of in-built wardrobes and there are two other double bedrooms. One of these benefits from a wooden ladder staircase leading to a mezzanine area, providing the opportunity for a study/hobby area. The bath/shower rooms are equally well fitted with white suites and heated towel rails. There is also a family bathroom.

- The west facing landscaped garden provides a wonderful place to entertain and unwind. The paved terrace offers the opportunity for alfresco dining and the rest of the garden is laid to lawn with flower beds.
- The property benefits from a detached summerhouse that is currently used as a home office and would suit a variety of uses.
- Off road parking.
- The property provides the perfect balance of a period property with stylish, modern interiors and is presented to a high standard. It's accessibility to Warwick, Royal Leamington Spa and the M40 add to its appeal.

ACCOMMODATION

See floor plan below

DIRECTIONS (CV47 2QA)

From Warwick head south on the A425 and turn left onto Gallows Hill / Harbury Lane. Continue along Harbury land for approximately 8 miles, crossing over the Fosse Way, until you reach Bishops Itchington. Turn left onto the Gaydon Road and continue for 0.2 miles then turn right onto Fisher Road and immediately left onto High Street. Continue up High Street and the property is situated on the left in an elevated position.

SERVICES

Mains water, electricity, gas and drainage are connected to the property.

COUNCIL TAX BAND: C

TENURE: FREEHOLD

LOCAL AUTHORITY: Stratford-on-Avon District Council
Tel: 01789 267575

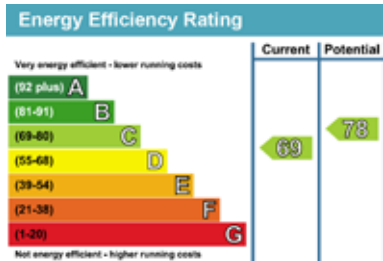
VIEWINGS

By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.

FIXTURES AND FITTINGS

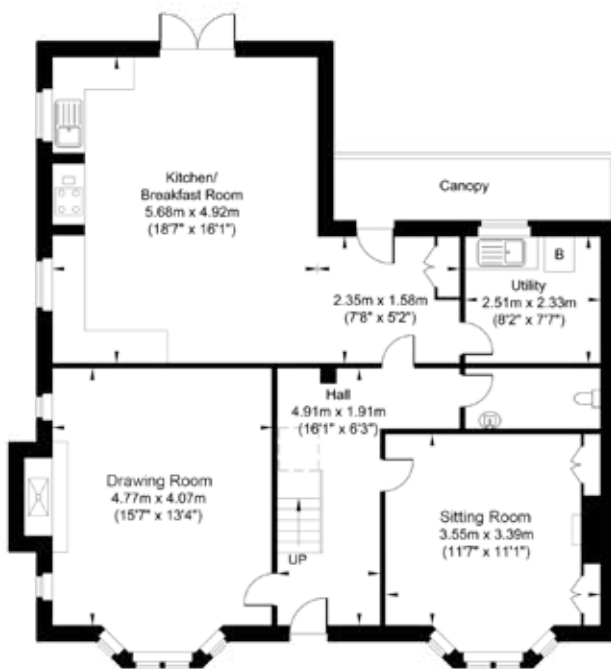
Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. carpets, curtains and light fittings, are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

Details prepared and photographs taken: September 2019

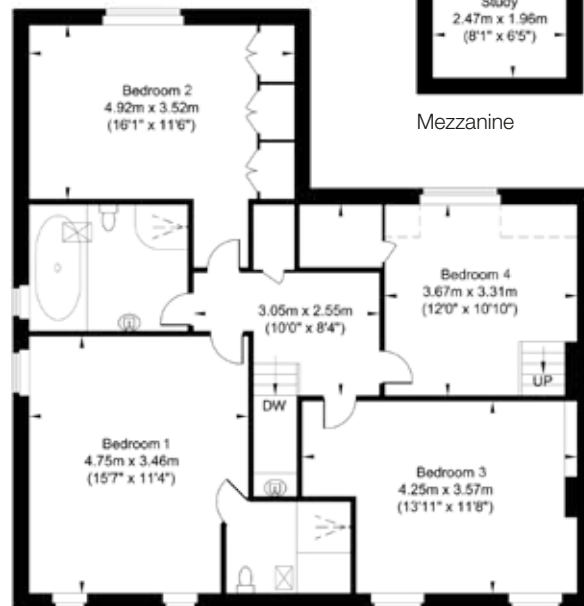


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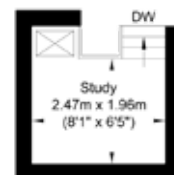
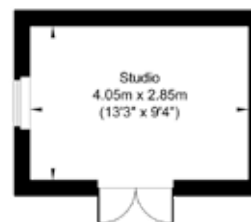
Approximate Gross Internal Area:
Main House: 181.38 sq.m. / 1952.35 sq.ft.
Studio: 11.54 sq.m. / 124.21 sq.ft.
Mezzanine: 5.36 sq.m. / 57.69 sq.ft.
Total: 198.28 sq.m. / 2134.26 sq.ft.



Ground Floor



First Floor



Mezzanine



IMPORTANT NOTICE:

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