



**GENEROUS FAMILY HOME OCCUPYING A PLEASANT EDGE OF VILLAGE POSITION
BACKING ON TO Paddock LAND**

TOP STREET, NORTHEND, SOUTHAM, WARWICKSHIRE, CV47

Unfurnished, £2,850 pcm + fees and other charges apply.*

Available from 1st July 2019



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£2,850 pcm, Unfurnished

- 5 Bedrooms • 3 Bathrooms • 4 Reception rooms
- Breakfast / Family Room • AGA • Garage •
- Large rear garden • EPC Rating = E • Council
Tax = G

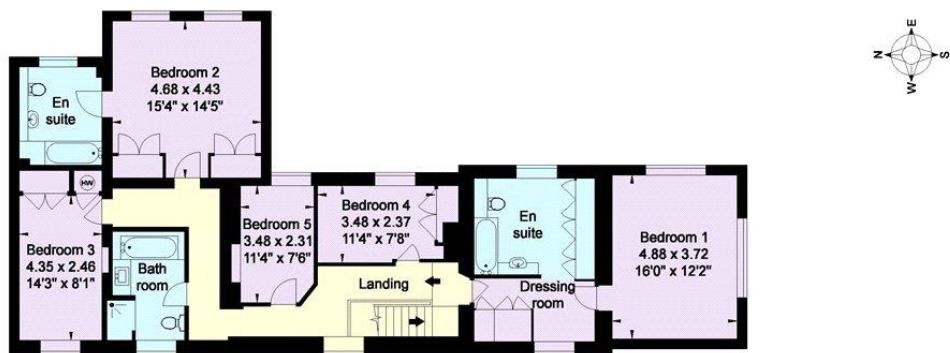
Situation

Northend is a small village situated in South Warwickshire close to the North Oxfordshire and South Northamptonshire borders at the bottom of the Burton Dassett hills. Village amenities include a pub, village hall and church with local shops found at Fenny Compton, Gaydon & Kineton. More specialist facilities at Banbury and Leamington Spa. Primary school - Dassett School (Fenny Compton), Secondary school - Kineton, preparatory schools The Croft (Stratford-upon-Avon), St John's Priory (Banbury), Carrdus (Overthorpe), Warwick and Arnold Lodge (Leamington Spa). Public and Private schools – Tudor Hall Girls (Bloxham), Bloxham, Warwick, Stratford Grammar. Excellent connections to the M40 motorway at junction 12 (Gaydon) approximately 2 miles. Rail services from Banbury to London (Marylebone from 70 minutes). Birmingham Airport approximately 30 minutes. Sporting and leisure facilities include golf at Hellidon and Cherwell Edge (Middleton Cheney); horse racing at Stratford-upon-Avon and Warwick; walking in the Burton Dassett Country Park and theatre at Stratford-upon-Avon.

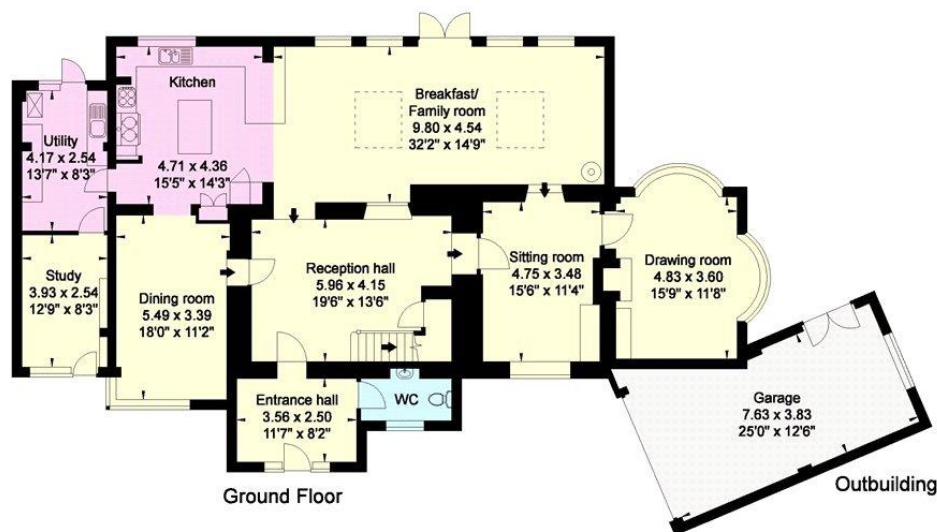
Description

A generous detached family home occupying a pleasant edge of village position off a no-through road. Presented in good order throughout, the property has been sympathetically improved and extended by the current owners.





First Floor



Ground Floor



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 333 sq m (3,584 sq ft)

Outbuilding: 31 sq m (334 sq ft)

Total: 364 sq m (3,918 sq ft)

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5.6.2018 ma/10512

**Dasset Cottage
Northend**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Living accommodation includes four reception rooms, a reception hall, a well-appointed kitchen with oil fired Aga, a utility room and a fabulous family room with French doors opening on to the rear garden. To the first floor, the master bedroom has an en suite bathroom and dressing room; the principle guest bedroom also has an en suite bathroom and three further bedrooms are served by a family bathroom with separate shower. To the rear there are private gardens, mainly laid to lawn with a deep paved seating area immediately adjacent to the house. The gardens extend to the side of the property and meet neighbouring paddock land. There is driveway parking to the front of the property as well as access to a good size garage with power and lighting.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

FLOORPLANS

Gross internal area: 3,584 sq ft, m²



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer. 20190520AGBL

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#).

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Cotswold Lettings

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