



Trotters
Gaydon Road | Bishops Itchington | Southam | Warwickshire | CV47 2QX

FINE & COUNTRY

TROTTERS



Trotters is a beautiful contemporary barn conversion located in Bishops Itchington. The property sits in delightful courtyard setting and offers over 1330 sq/ft of ground floor accommodation. The large south facing garden offers stunning views of the surrounding countryside and outside there is ample parking and a single garage. Bishops Itchington is a village a few miles from the market town of Southam with easy access to the motorway network with the M40 a short drive away.



KEY FEATURES

This beautiful contemporary barn conversion is set within a courtyard development in Bishops Itchington, close to the market town of Southam. The property has a lounge, a separate dining room and a breakfast kitchen with double doors leading out to the patio and garden beyond. There are 3 double bedrooms, the main bedroom with dressing area and en-suite, and a further bathroom, all finished to a high standard. One of the best features of this lovely home is undoubtedly the large South facing garden which totals 0.5 acres with stunning views of the surrounding countryside.

Accommodation Summary

Entrance hallway leading through to a cosy sitting room with oak flooring, oak beams and feature brick fire surround with log burner. Next to the lounge you will find the dining room and the breakfast kitchen which has a light bright contemporary feel with Aga, Belfast sink, modern white units with integrated appliances and a ceramic tiled floor. Double doors open out onto the terrace and garden beyond. Further down the hallway are two double bedrooms, a separate bathroom with shower and at the end of the hallway the main bedroom with dressing area and spacious bathroom with toilet, double vanity unit and shower.























Outside

In front of the property there is ample parking and a single garage with storage above. The rear garden is approximately 0.5 acres and has a large patio terrace from which to appreciate the stunning views of the surrounding countryside. A raised decking area offers a separate space to enjoy the garden and outlook. Two sheds provide useful garden storage.









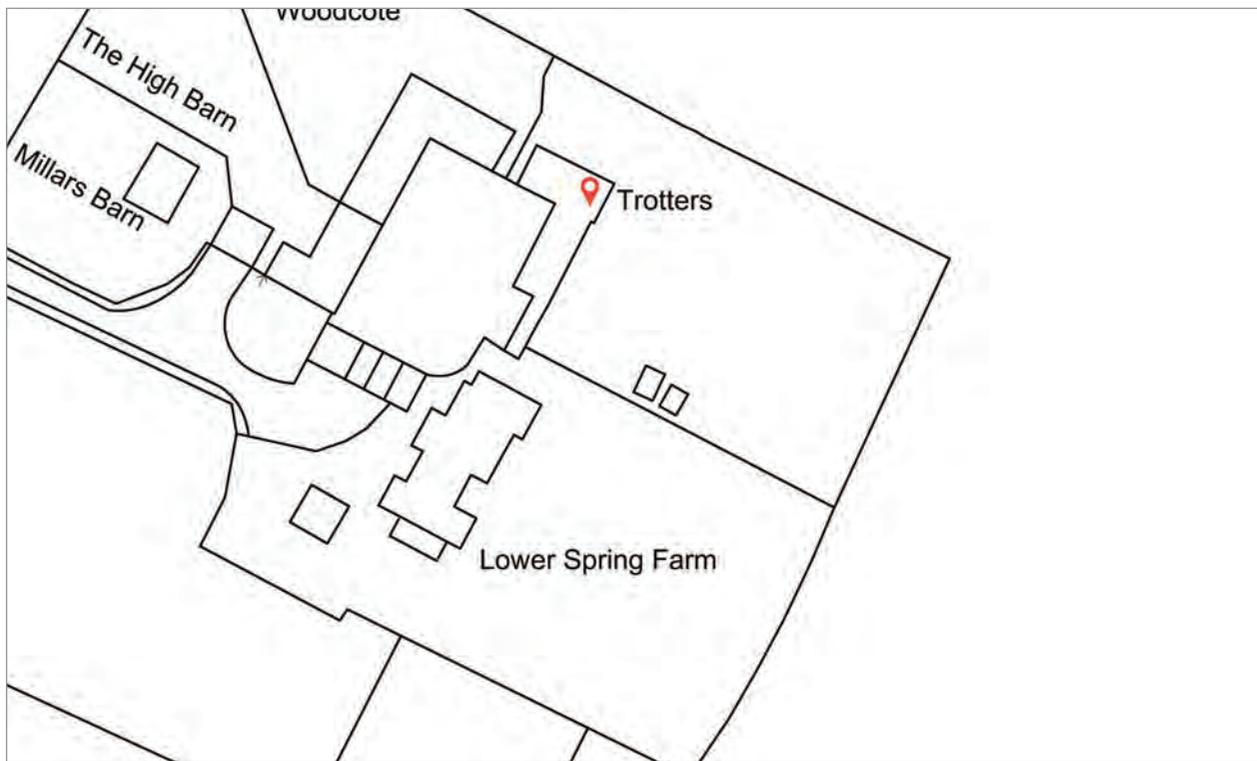
LOCATION

Bishops Itchington is a small village, with a thriving community including a good primary school, a post office, a doctor's surgery, a pub, a social club and a fish and chip shop. The country lanes, field paths and bridleways around the village provide opportunities for walkers, cyclists and horse riders.

The village is only a few miles from the small market town of Southam offering a selection of supermarkets, banks, a post office, library, swimming pool and gym, restaurants, public houses. Southam also boasts the internationally renowned Dallas Burston polo complex where functions often take place. Southam College (11-18yrs) which is Ofsted rated as being 'outstanding' is nearby. There are also wide variety of private schools within Warwick, Stratford upon Avon and Leamington Spa. Just a short drive away is the historic town of Stratford-upon-Avon, as well as the market town of Warwick with its medieval castle and Kenilworth with its castle ruins. The regency town of Leamington Spa is also close by and the Cotswolds are within easy reach.

There is great access to motorway links, including the M40 (junction 12) which is just a short drive away, making the village an ideal place to live for commuting to Birmingham, Coventry and London. Convenient rail links are easily picked up at Leamington Spa, Warwick Parkway or Banbury.





Services

Mains electricity, water and telephone are all understood to be connected to the property. The property has a septic tank and oil fired central heating.

Notes

A monthly maintenance charge is in place for driveway maintenance and emptying of the septic tank.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950.

Website

For more information visit www.fineandcountry.com/uk/Leamington-Spa

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

Local Authority

Stratford District Council

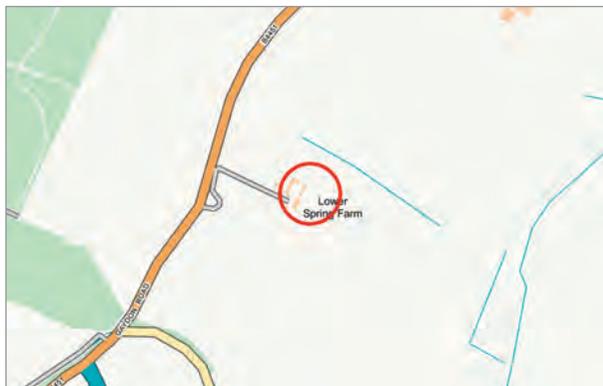
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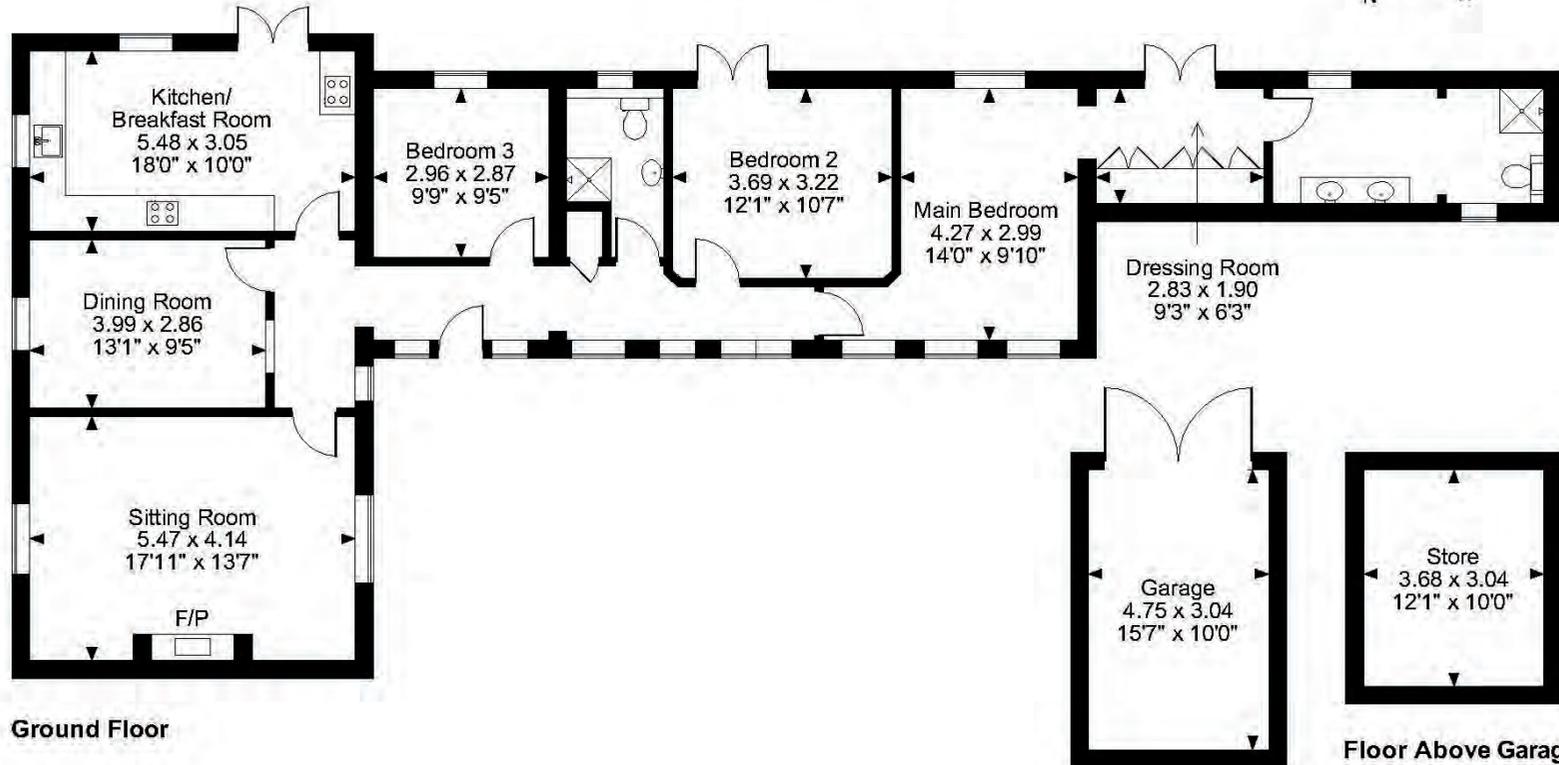
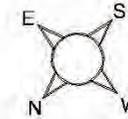
Directions

Head out of Leamington Spa on the A425 and continue onto the Tachbrook Road (B4087). Take Harbury Lane, Chesterton Road and Plough Lane to Gaydon Road (B4451). Continue past Spring Paddocks Equine Clinic and you will find Lower Spring Farm a bit further up the road. Look out for the green Lower Spring Farm sign and turn left into the drive. Continue to the end of the driveway until you see an archway on your left, drive through this and parking can be found on the right, outside the property.

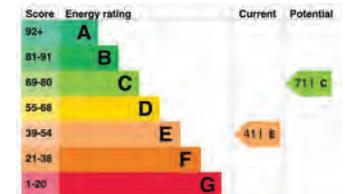
What3Words – [///stops.lifeguard.gangs](https://www.what3words.com/#!/en-gb/111/stops.lifeguard.gangs)



Trotters Lower Spring Farm, Gaydon Road, Bishops Itchington, Southam
Approximate Gross Internal Area
Main House = 1335 Sq Ft/124 Sq M
Garage = 275 Sq Ft/26 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



ANGELA PITT

PARTNER AGENT

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Angela is an experienced Sales Director with a track record in high-end property development. She has experience working in event management and for almost 15 years ran her own luxury furniture retail business growing it to a company with a turnover of over £1 million. More recently, before joining the Fine & Country team Angela has been developing three contemporary low energy, zero carbon homes in Warwickshire with a GDV of 3.25m. Angela knows the local market well having lived in the area for nearly 40 years and brings a proactive friendly approach to help clients achieve their property goals. She is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine and Country's incredible marketing tools. In her spare time Angela enjoys baking as well as getting out and about in the lovely Warwickshire countryside and is also kept busy looking after her little boy.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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