

Daventry

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Offices also located in Northampton

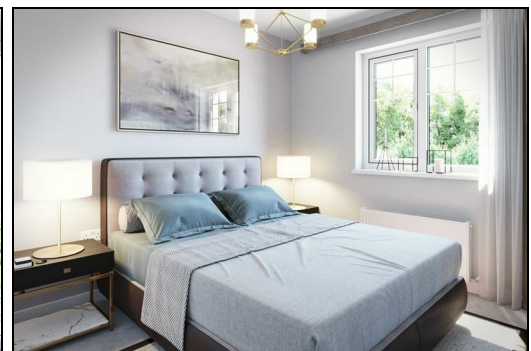
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**PLOT 2 Quarry Road, Southam
Warwickshire CV47 0NB**

£315,000

The Morgan is a three-bedroom home with a modern layout and characterful external appearance, including a decorative chimney and porch canopy. Ideally suited for couples or growing families, there are just two Morgan's at River Fields, located at the entrance of this charming cul-de-sac. Entering the property, an extended hallway leads to a cloakroom, spacious kitchen and impressive lounge/diner with French doors, making a perfect space for relaxing or entertaining. Upstairs, The Morgan has a fantastic master bedroom with a generous en-suite, elegant family bathroom and two guest bedrooms, one of which would make an ideal home office, nursery or hobby room.



KITCHEN
14'3 x 7'10

LOUNGE/DINER
15'1 x 13'1

BEDROOM ONE
11'8 x 9'10

EN-SUITE
6'3 x 5'11

BEDROOM TWO
11' x 8'2

BEDROOM THREE
10' x 6'7

BATHROOM
8'2 x 6'3

River Fields is an exclusive new collection of family homes in the popular market town of Southam, Warwickshire. Comprising just ten properties in six different styles, River Fields has a home to cater for all tastes, from first-time buyers and young couples to growing families or those looking to downsize. Surrounded by the beautiful Warwickshire countryside yet easily accessible from Royal Leamington Spa, Daventry or Rugby, life in Southam offers a perfect mix of activity and tranquillity. The town has a vibrant community including pubs, leisure centre, surgery, three primary schools, secondary school/college, supermarkets, post office, pharmacy, cafes and several retail boutiques.

Thoughtfully designed in a cul-de-sac style, homes at River Fields comprise a mix of two to five-bedroom designs and are either terraced, semi-detached or detached. Each home has its own parking, either a private driveway, integral garage or standalone double garage, as well as a generous rear garden overlooking the countryside. For added kerb appeal, feature details include decorative chimneys, exposed rafter feet and either cream or green window frames with matching garage doors on specific plots. Internally, layouts are entirely flexible to be configured around your family's lifestyle, whether that's entertaining, home working or a cosy retreat.

Southam is a town with something for everyone. Benefiting from plenty of local amenities including Co-op and Tesco stores, hairdresser, beautician, dry cleaner, florist, Lloyds bank, optician, dental surgery, hardware store and community centre, you'll find most things on your doorstep. Keeping fit and healthy is easy too, as the town has a leisure centre and private gym, its own football, rugby, cricket, bowls and polo clubs, and even a dance studio - meaning ample opportunity for something new! For when you want to relax, why not try a home-cooked meal, classic Sunday roast or cosy fireside drink in one of the town's five pubs, especially the Olde Mint, which dates back to the early 16th Century.

An excellent location for families, Southam has three primary schools and an Ofsted 'Outstanding' rated secondary school/college, all within walking distance of River Fields. Southam Primary operates an independent pre-school, and you'll find two long-established day nurseries in the town too. Southam College is also home to the community education centre, offering a range of adult learning, craft courses and fitness training. For higher education, the University of Warwick, one of the UK's top ten universities, is based in neighbouring Coventry.

To keep the family entertained, there's plenty of activities in Southam's nearby towns. Royal Leamington Spa has a Vue cinema, bowling alley, escape rooms and many high street stores within the Royal Priors Shopping Centre. For theatre and history enthusiasts, Warwick Castle, Shakespeare's Birthplace and the Royal Shakespeare Theatre are all within a half hour's drive. Not forgetting those wanting to connect with the outdoors, Daventry is home to the championship golf course at Staverton Estate, while Coventry has a Go Ape Treetop Adventure.

Homes at River Fields are well-positioned for local, national and international travel. The A425 connects to Royal Leamington Spa and Daventry, while both the M40 and M45(M1) are within a 20 minute drive. For rail travel, Royal Leamington Spa and Rugby have direct trains to London, Birmingham and Manchester, and for international adventures, you'll find Birmingham Airport is just 23.2 miles away.

If you're looking for a modern and stylish new home in a popular and thriving English town, then it's time to make your

move to River Fields.

*** CGI images are to illustrate the design of the home. All photography is to show the typical finish of an Owl Home and are not necessarily representative of the house being advertised ***



Morgan



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O-E-A
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www.oea.co.uk

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The UK's number one property website

Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.