

Daventry

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stonhills.co.uk



**PLOT 1 Quarry Road, Southam
Warwickshire CV47 0NB**

£330,000

*** NEW DEVELOPMENT - RIVER FIELDS - SOUTHAM *** PLOT 1 'WORSLEY' DESIGN *** A small development of only 10 properties situated close to parkland within this picturesque market town. CALL US NOW for further details



KITCHEN/DINER

16'2 x 11'

LOUNGE

16'2 x 12'5

BATHROOM

8'8 x 6'8

BEDROOM ONE

11'3 x 11'1

EN-SUITE

11'1 x 4'7

BEDROOM TWO

10'5 x 9'2

BEDROOM THREE

10' x 6'8

*** 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 ***



Worsley

Southam offers both a rural and town community. It offers a variety of shops, pubs and cafes and weekly market. Other amenities include a post office, banks, doctors, dentists, a well-equipped leisure centre and other activity and sports clubs. Within Southam there are three primary schools and Southam College secondary school which is rated outstanding by Ofsted. Ideally situated between Coventry & Banbury with easy access to Leamington Spa, Warwick, Stratford upon Avon, Gaydon, Daventry and Rugby. You will also find Southam has a regular bus service, access to the major road networks including the M40, M6 & M1, and mainline railway links into Birmingham and London via Leamington and Warwick stations.

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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.