



Church End, Southam, CV47 7SN

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

Being positioned at the end of a private gated driveway a stunning detached contemporary family home having been improved upon by the current owner and offering generous living accommodation throughout, private gardens plus a detached garage with office above offering a multitude of uses.

Internally this wonderful home is comprised of an entrance hallway, living room with extra office space, dining room, family room and a stunning kitchen/breakfast room opening on to the garden, separate utility and a downstairs cloakroom. To the first floor the main bedroom has an ensuite plus a dressing room, there is a guest room with an ensuite and two further bedrooms in addition to the family bathroom.

Outside there is a detached large garage with room above which is currently used as an office space but could potentially be another bedroom or similar for separate living. The immaculate and well cared for private garden wraps around the property and is mainly laid to lawn with a lovely selection of well kept borders.

An internal viewing is highly recommended to appreciate the stunning finish and quiet position of this wonderful property.







## Key Features

- Sought after and idyllic village location
- Wonderful contemporary family home
- Exceptionally spacious throughout
- Gated private driveway
- Immaculate presentation throughout
- Superb and private gardens
- Detached garage with room above offering many uses
- Discreet setting
- Close to convenient transport links
- Energy rating D

**Offers Over  
£999,995**



**Entrance hallway**

**Downstairs cloakroom**

**Dining room**

17'9 x 10'7

**Family room**

17'9 x 11'6

**Kitchen/breakfast room**

17'9 x 9'4

**Living room**

25'5 x 17'9

**Office**

9'4 x 4'9

**Utility**

8'9 x 7'7

**Bedroom**

31'10 x 14'3

**Shower room ensuite**

**Bedroom**

13 x 12

**Bathroom**

**Bedroom**

11'1 x 9

**Bedroom**

12'7 x 8'6

**Ensuite**

**Double garage**

16'5 x 11'2

**Office**

16'5 x 11'2

**Tenure : Freehold**

**Local authority :**

**Tax band :**





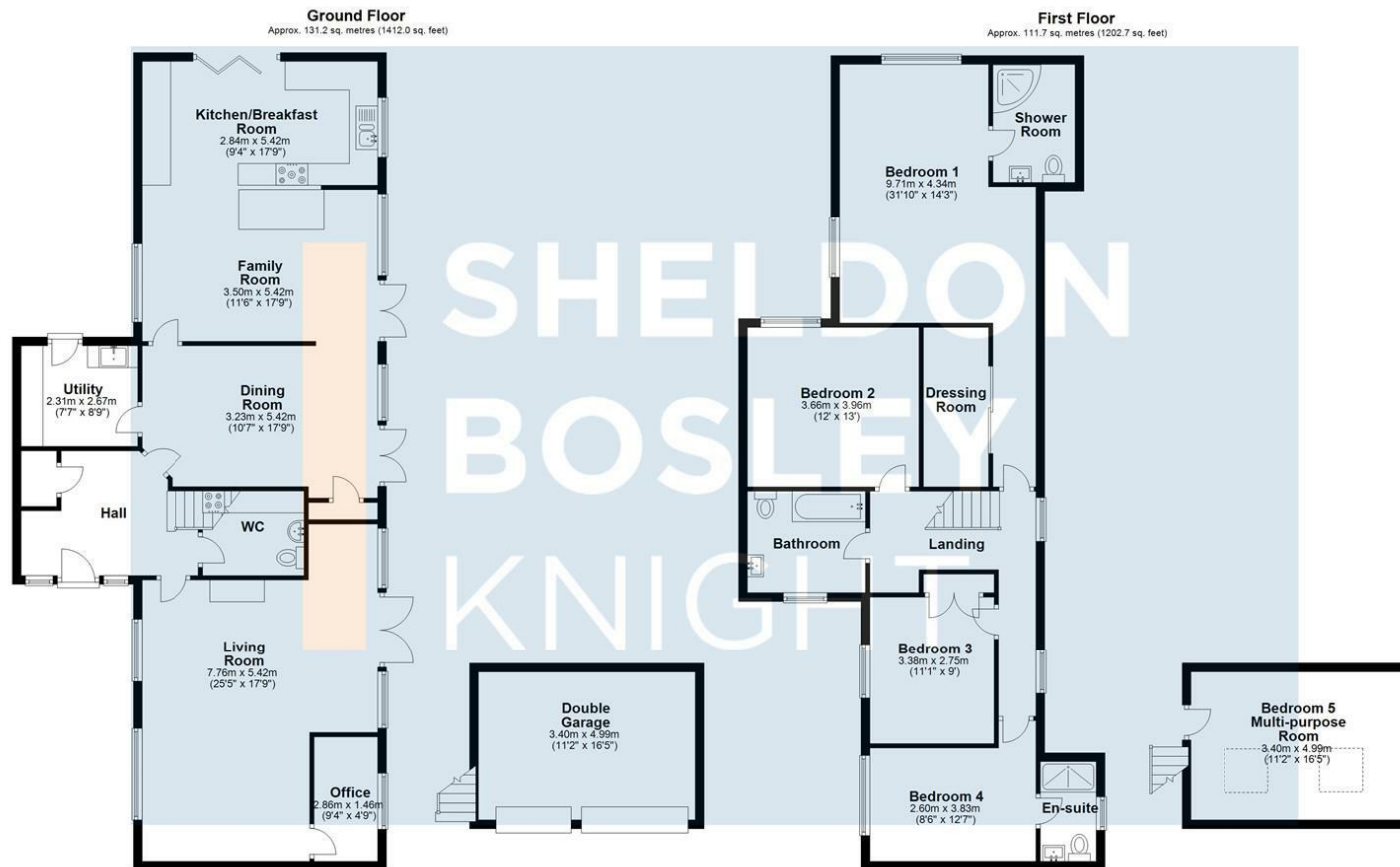








# Floorplan



Total area: approx. 242.9 sq. metres (2614.6 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority  
Stratford upon Avon

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

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