



Meadow Drive, Long Itchington, Southam, Warwickshire, CV47

Asking Price £475,000, Freehold

Meadow Drive is a stunning four bedroom, detached, family home in the sought after village of Long Itchington, offering stylish and contemporary living accommodation extending to approximately 1250 sq ft.

Built in 2017 by David Wilson Homes, Meadow Drive sits on a small, private development located close to the banks of the Grand Union Canal, at the heart of this popular community near to the towns of Southam (2.7 miles) and Leamington Spa (7 miles).

Leamington Spa | 01926 956560 | leamingtonspa@winkworth.co.uk

Nick Martiny Roberts | Director | nmartinyroberts@winkworth.co.uk

Winkworth



DESCRIPTION

Upon entering the property, a central entrance hall runs through the middle of the house providing access to a spacious living room with front aspect, bay windows that flood the room with natural light. An additional downstairs cloakroom/WC is also found off the entrance hall.

To the rear of the ground floor, the open plan kitchen/dining room runs the width of the property with double doors leading onto the garden terrace. The large L-shaped kitchen is perfect for family living, and features fully integrated double ovens, fridge/freezer and gas hobs. There is a utility room to the side of the kitchen with a door leading to the driveway and an under stairs cupboard located in the entrance hallway.

On the first floor, the generous master bedroom suite benefits from an abundance of natural light and has its own en-suite shower room and cupboards with sliding doors. There are an additional three good sized bedrooms and a family bathroom with a bath and shower. There is additional storage in the attic.

Externally, the south facing garden has been beautifully maintained by the current owners and is a real labour of love. The paved, rear terrace is a sun trap and wonderful entertaining space, while there is also a large turfed garden surrounded by variety of recently planted trees and flowers. The driveway, which also has an EV charge point, provides off street parking for two cars, and a single, detached garage gives additional parking and storage options.

AT A GLANCE

Council Tax: Band E
 Local Authority: Stratford-Upon-Avon District Council
 Broadband: Ultrafast Broadband Available (Checked on Ofcom Oct 24)
 Mobile Coverage: Limited Coverage
 Heating: Gas Central Heating
 Listed: Not Listed
 Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LOCATION

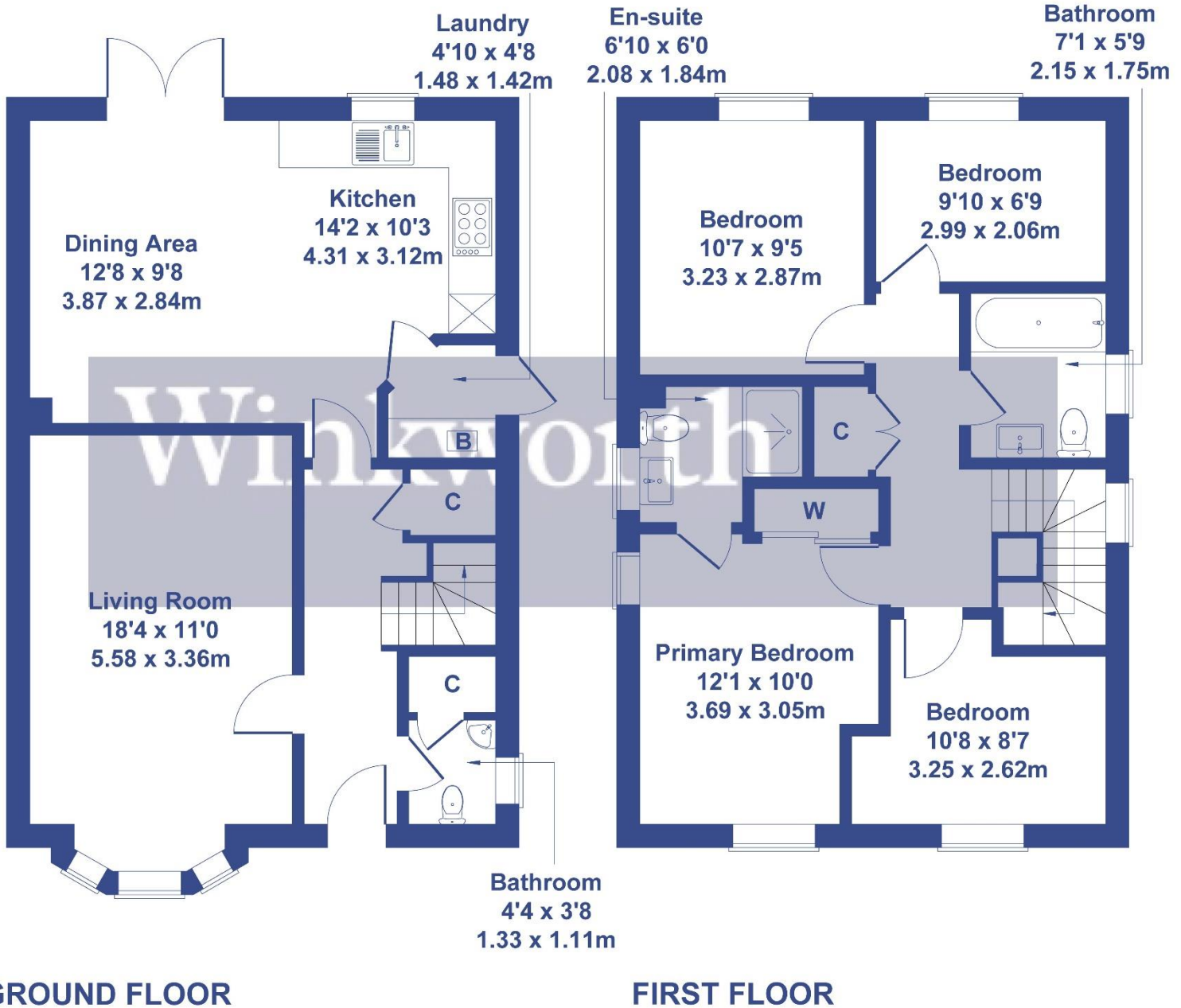
Situated on the northern banks of the River Itchen, the ever popular village of Long Itchington is conveniently located just a short drive from the towns of Southam (2.7 miles) and Royal Leamington Spa (7 miles).

Meadow Drive is an easy walk from the Green (0.7 miles) at the heart of the village, where you will find the Duck on the Pond, one of the village's seven pubs. The Grand Union Canal is situated to the south of the village, where you can walk and cycle on the National Cycle Network routes.

There are a number of good local schools and nurseries, with Bizzy Tots Nursery (0.8 miles), Long Itchington CofE Primary School (0.2 miles), Stockton Primary School (1.5 miles) and Southam College (2.6 miles) all nearby.

National transport links are plentiful, with London and the wider Midlands accessed via multiple junctions of the M40. Leamington Spa Train Station (7.6 miles) has a direct service to London Marylebone (1 hour 25 minutes) and Birmingham Train Terminals (33 minutes).

Meadow Drive, Long Itchington



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

COUNCIL TAX: E
LOCAL AUTHORITY: Stratford-Upon-Avon District Council

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.