



Malt Shovel Court, Fisher Road

BISHOPS ITCHINGTON, CV47 2DR

Nathaniel Cleaver

The **Leamington Spa** Property Expert





**A VERY WELL PRESENTED HOME WHICH
FORMS PART OF A BESPOKE
DEVELOPMENT OF FIVE UNITS THAT WAS
FORMERLY A PUBLIC HOUSE.**

Property at a glance

Detached Residence In A Small Bespoke Development

Three Bedrooms

Living Room With Bay Window & Log burner

Kitchen / Dining area

Utility Room & Downstairs WC

Family Bathroom & En Suite To Master Bedroom

Driveway Parking For Two Vehicles To The Rear

Enclosed & Well Established South Facing Rear Garden

Popular Village Location

Close To all Local Amenities, Schools, Parks etc.

EPC Rating – D





Bishops Itchington is a very popular South Warwickshire village offering great local amenities to include a recently opened Co Op, Village Store, pop up post office, school, The Butchers Arms public house, Greaves Club and Fish & Chip Shop. There is a recreation ground with children's play area and lots of different clubs like youth club, scouts and a football club etc.

The village itself is close to Junction 12 of the M40 so a stone's throw from JLR & Aston Martin as well as being close to Warwick, Leamington Spa and Banbury.

In brief the property comprises of a lovely gated front garden, large entrance hallway with under the stair's storage, small study space, living room with large bay window and log burner, kitchen / dining area, utility room and downstairs WC.

Upstairs you have three very good sized double bedrooms, bedroom three benefits from built in storage over the stairs, a family bathroom and airing cupboard.

To the rear you have a beautifully landscaped and mature South facing garden. It has lots of shrub's trees and borders, a lovely patio area and side and rear access to the parking area.

Further benefits are the fact it is tucked away off the road, it really is a 'hidden gem', it has gas central heating and a new combi boiler was fitted 6 months ago, double glazing throughout and off road parking for two vehicles to the rear.

“For me this is a 'hidden gem' of a property nestled in a beautiful village location.”



The Seller's View

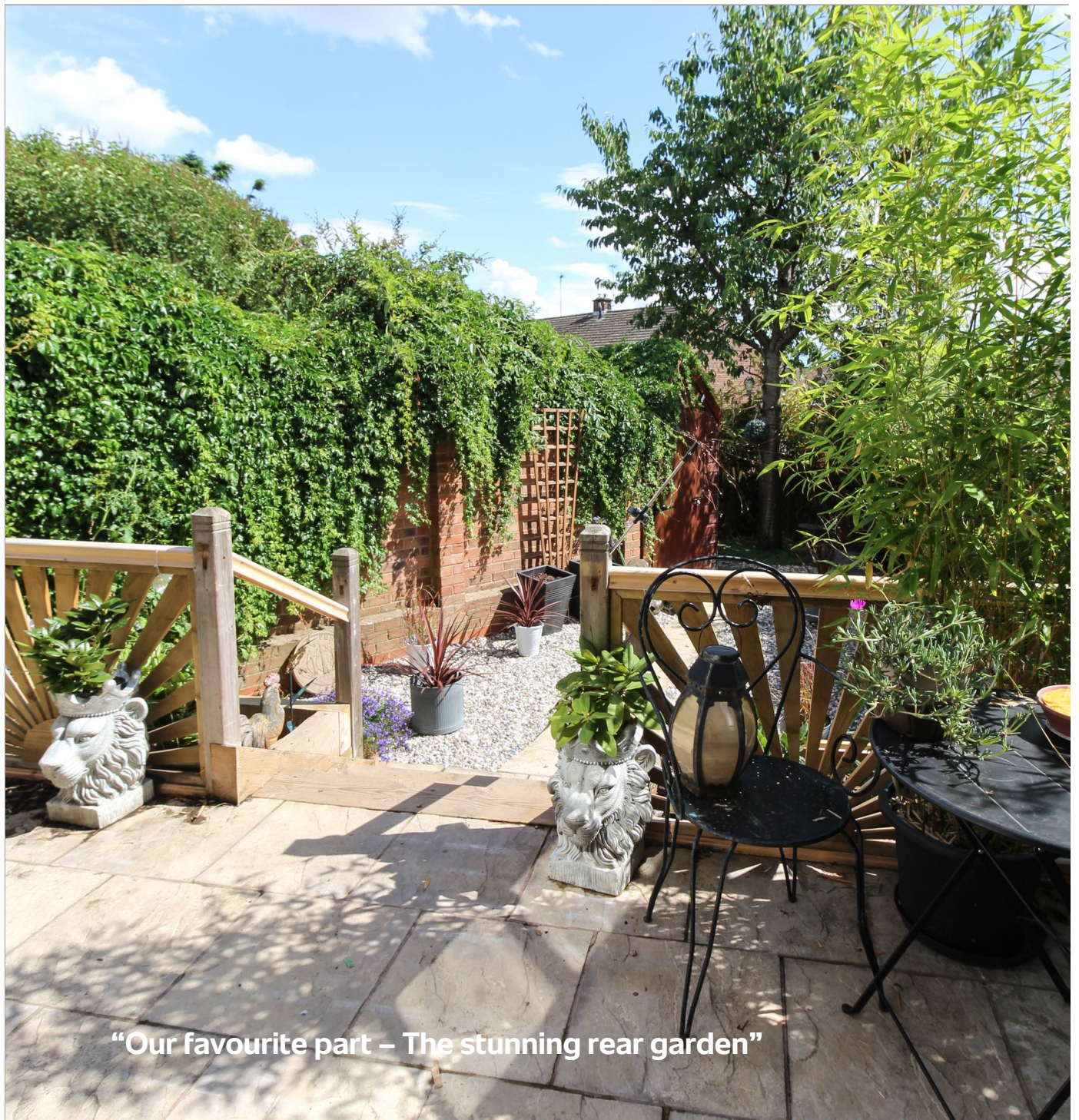
"We love this beautiful 'hidden gem' of a property that's set in a fantastic Village location. It has access to all the local amenities, school, park, shops, Butcher's Arms pub, post office and fish & chip shop, it really has it all.

It is quite a vibrant village with lots of clubs and events going on.

It is also very close to M40 so gives easy access to Banbury, Leamington Spa & Warwick.

We love opening the doors out from the kitchen to the garden in the summer months, it has a lovely flow to it.

And in the winter we can hibernate in the living room with a lovely cosy log burner giving it that Cottagey feel"



"Our favourite part – The stunning rear garden"

Services
Mains water, gas and electric.

Tenure
Freehold.

Local Authority & Tax Band
Stratford District Council
Tax band - D

Viewing Arrangements
Viewing strictly by appointment with sole agent
Nathaniel Cleaver - 07793 363210.
nathaniel@thepropertyexperts.co.uk

Property & Services information:

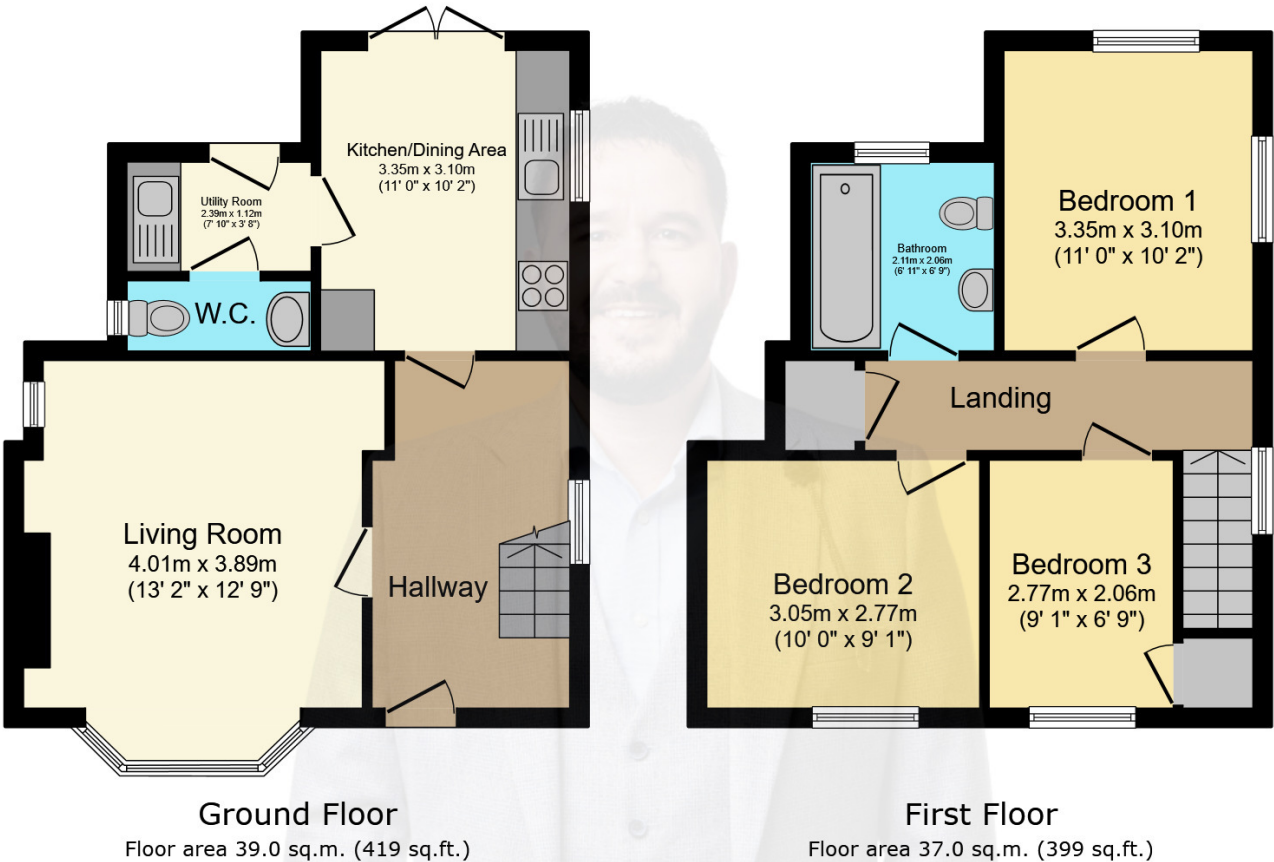
Mobile Coverage: 4G coverage is available in the area - please check with your provider
Broadband Availability: Broadband is available in the area via Open Reach ultra fast fibre optic 50MB average download speed.

Utilities: Mains gas, electricity, mains water are connected.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

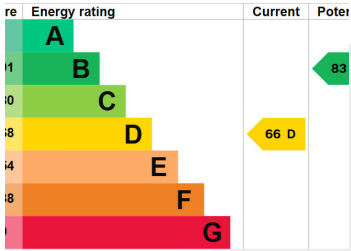
Amenties/Distances

The property is close to all local amenities, shops, school, pub parks as well as all transport links..



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.in

AGENTS NOTES
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the **Area**

Bishops Itchington

Bishop's Itchington is a village and civil parish in the Stratford-on-Avon district of Warwickshire, England. It is about 3 miles south-southwest of Southam and about 6.5 miles southeast of Royal Leamington Spa. The 2011 Census recorded the parish's population as 2,082. The River Itchen flows north through the parish.



Leamington Spa

Leamington Spa is a town in central England. Set on the winding River Leam, it's known for its Regency architecture and broad boulevards. The colonnaded Royal Pump Rooms, a 19th-century bathhouse, now houses the Leamington Spa Art Gallery and Museum. It includes a local history gallery and an original hammam, or cooling room. Jephson Gardens is a park with formal flowerbeds and a glasshouse for tropical plants.



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



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