



Glebe House
Manor Road | Bishops Itchington | CV47 2QJ

STEP INSIDE

Glebe House

Introduction

Nestled in the delightful village of Bishops Itchington, The Glebe House is a charming period home that once formed part of the Old Vicarage. The property was converted in the 1990s with parts dating back to the 1870s and combines characterful features with contemporary living. Set behind a mature garden with a welcoming central porch, this four-bedroom property is presented to a superb standard throughout, offering generous and flexible accommodation over three floors. From the stunning open-plan kitchen/living space to the tranquil principal bedroom suite, the property provides a perfect balance of traditional elegance and modern functionality. It is ideal for families or those seeking rural refinement with excellent access to amenities.

Accommodation Overview

Ground Floor: Entering through the traditional front porch, you arrive in a central hallway leading into a cosy snug and spacious sitting room, each with elegant proportions and characterful features both including a wood-burning stove. A beautifully designed kitchen/breakfast area flows seamlessly into a large dining area, illuminated by full-width glazing and doors to the rear garden. The kitchen is fully fitted with quality cabinetry, a central island with breakfast bar, and built-in appliances. A utility room and WC complete the ground floor.

First Floor: The first floor includes a luxurious principal bedroom with dressing area and elegantly designed en-suite bathroom. The stylish family bathroom has a spacious walk-in shower; period styling is tastefully blended with neutral modern decor. At the far end of the first floor is another sizeable bedroom with separate beautifully presented en-suite shower room. From this room there is also access to the second attic space, a good-sized carpeted area with Velux windows suitable for multiple uses.

Second Floor: The top floor hosts a further bedroom, currently used as an office, with skylights, restricted height in places but offering a peaceful retreat or ideal guest/children's rooms.

Garage: There is a single garage with double doors and mezzanine floor above, which is a very versatile space – it offers a valuable potential for multiple different uses.













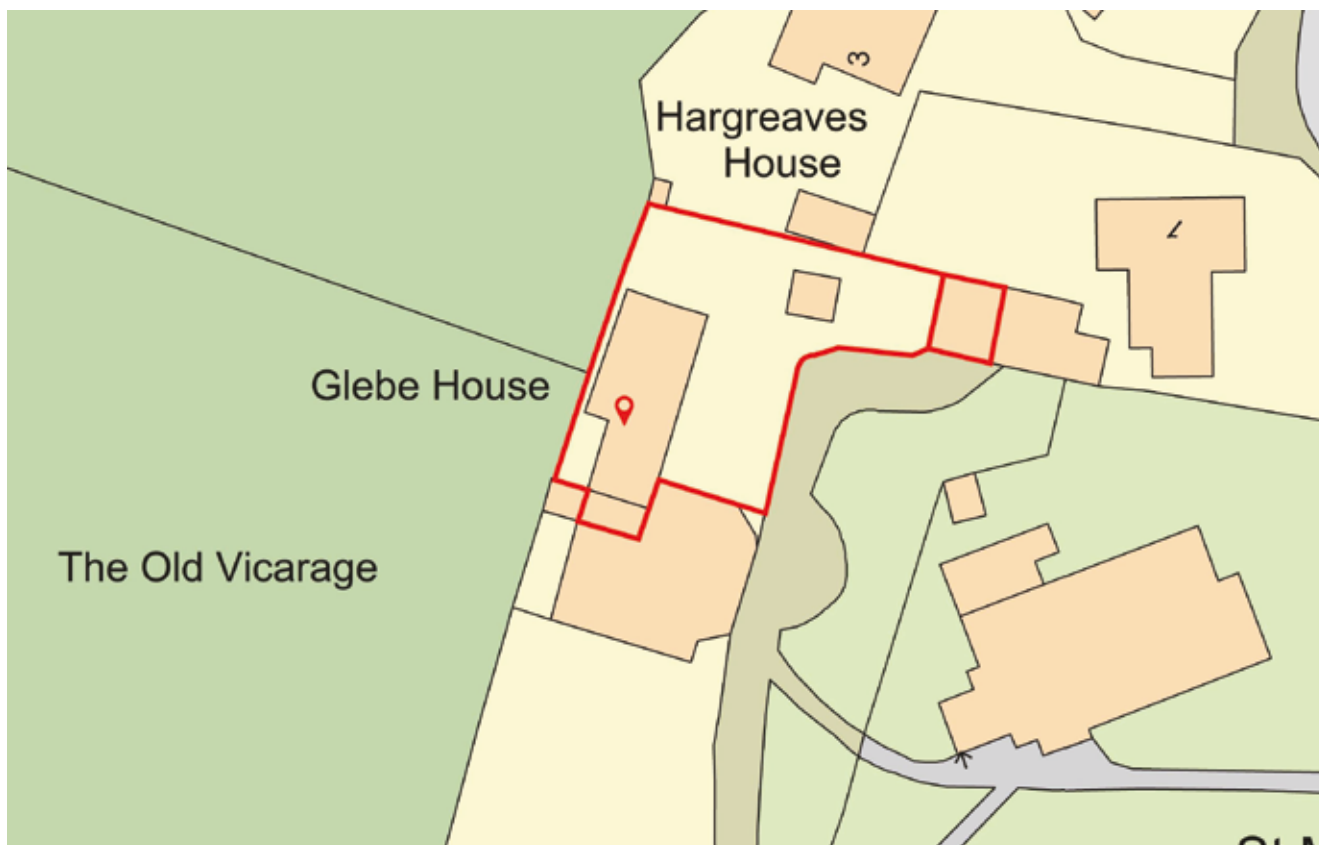
Outdoor Space: The rear garden is a delightfully landscaped area with a patio for outdoor dining, lawn bordered by mature shrubs and extremely useful air-conditioned garden office. There is an extremely private and peaceful decked area to the rear, a delightful way to entertain guests or relax on a summers evening with views over the fields. The garden offers privacy, peace and ample space for entertaining. A garage and large driveway ensure plentiful parking, while a shed and the separate office enhance the home's practical appeal. The fields to the rear are thought to be of architectural importance as a possible medieval settlement, resulting in protection of the beautiful views.



LOCATION

Bishops Itchington is a thriving village surrounded by Warwickshire countryside, offering a strong sense of community and a good range of local amenities including a village shop, primary school, pre school, pub, charming village cafe and recreational facilities. Located just a few miles from Southam and well connected to Leamington Spa, Banbury and the M40, it is ideal for commuters and families alike. The nearby train stations in Leamington and Banbury provide fast links to Birmingham and London.





Services, Utilities & Property Information

Utilities – Mains electricity, water and drainage. Gas-fired central heating.

Mobile Phone Coverage – 4G and 5G coverage available (subject to provider).

Broadband Availability – Superfast fibre broadband available.

Special Note – Need to ask permission from the church for exterior alterations

Tenure – Freehold and Flying Freehold

Directions – Postcode: CV47 2QJ / what3words: ///frosted.pots.rinse

Viewing Arrangements

Strictly via the vendors' sole agents Fine & Country on Tel: 01926 455950

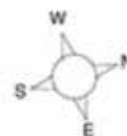
Website

For more information visit <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	78 C
39-54	E		
21-38	F		
1-20	G		

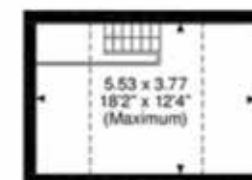
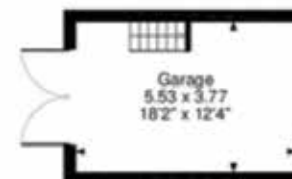
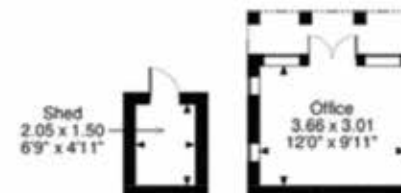
Glebe House, Manor Road, Bishops Itchington, Southam
Approximate Gross Internal Area
Main House = 2272 Sq Ft/211 Sq M
Garage = 320 Sq Ft/30 Sq M
Office & Shed = 152 Sq Ft/14 Sq M



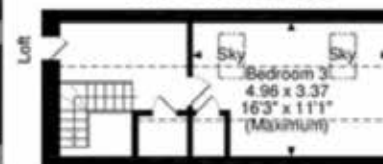
Ground Floor



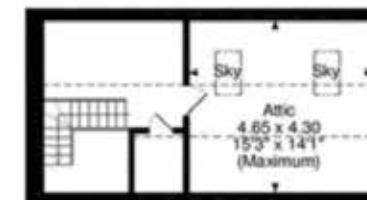
First Floor



Floor Above Garage



Second Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed





NICOLA MOORE

BRANCH PARTNER

follow Fine & Country Leamington Spa on



Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, Warwickshire CV32 5AA
07860 623178 | nicola.moore@fineandcountry.com

