



## Marlow Green, Bishops Itchington

Offers Over **£350,000**



**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

## 4 Marlow Green

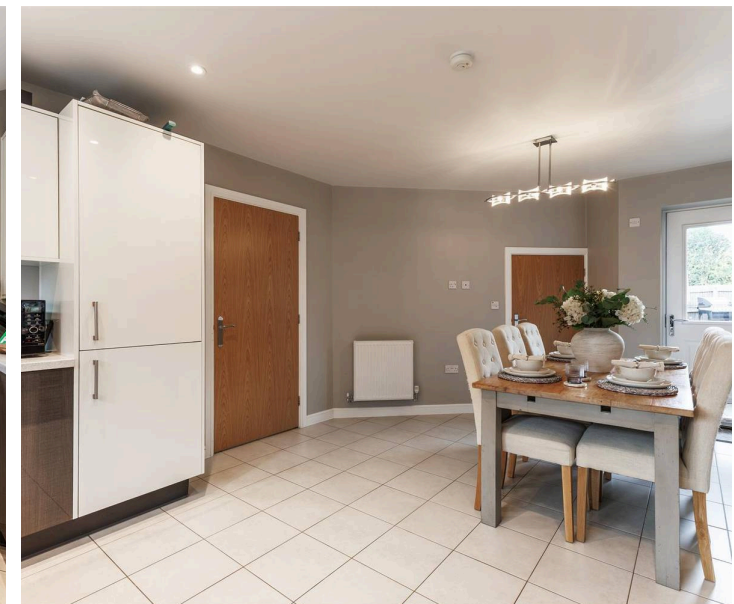
Bishops Itchington, Southam

Formerly the show home for this sought-after development, this attractive and well-maintained three-bedroom semi-detached property enjoys a prime position on the edge of the popular village of Bishops Itchington. Offering spacious interiors, a private garden, garage and easy access to local amenities and commuter routes, it's an ideal choice for modern family living.

The property opens into a welcoming hallway equipped with built-in home speakers. The impressive kitchen and dining area boasts a high-specification design, featuring ample storage and integrated appliances such as a dishwasher, washer/dryer, fridge-freezer, electric oven, and five-ring hob. Additional understairs storage offers practical convenience, while a rear door provides direct access to the garden.

The sitting room is a generous, dual-aspect space with a feature gas fireplace and French doors opening to the garden, allowing plenty of natural light. A storage cupboard and cloakroom with WC completes the ground floor layout.

Upstairs, a landing leads to the master bedroom, a spacious double with fitted wardrobes and an en-suite bathroom. Two further double bedrooms and a contemporary family bathroom, featuring a modern suite and a shower over the bath, complete the upstairs.



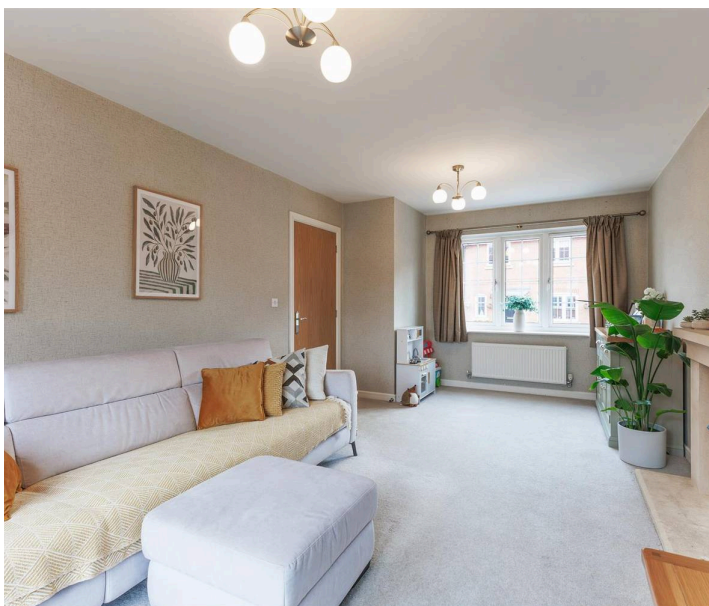


Outside, the rear garden is mainly laid to lawn with a patio area and there is direct access from the garden to the garage with the benefit of having rear access to the garden itself. To the front, there is driveway parking, while the garage itself is equipped with power. Presented in excellent condition throughout, this former show home combines comfort, style, and practicality in a peaceful village setting with a welcoming community atmosphere.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



#### **DISCLAIMER**

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

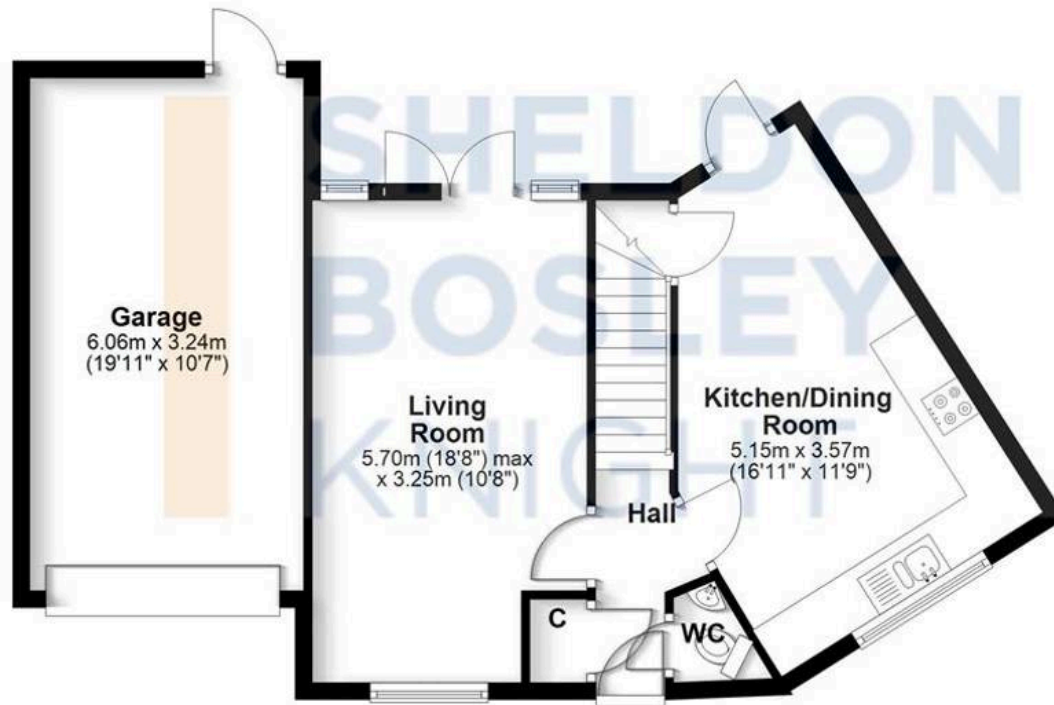
Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



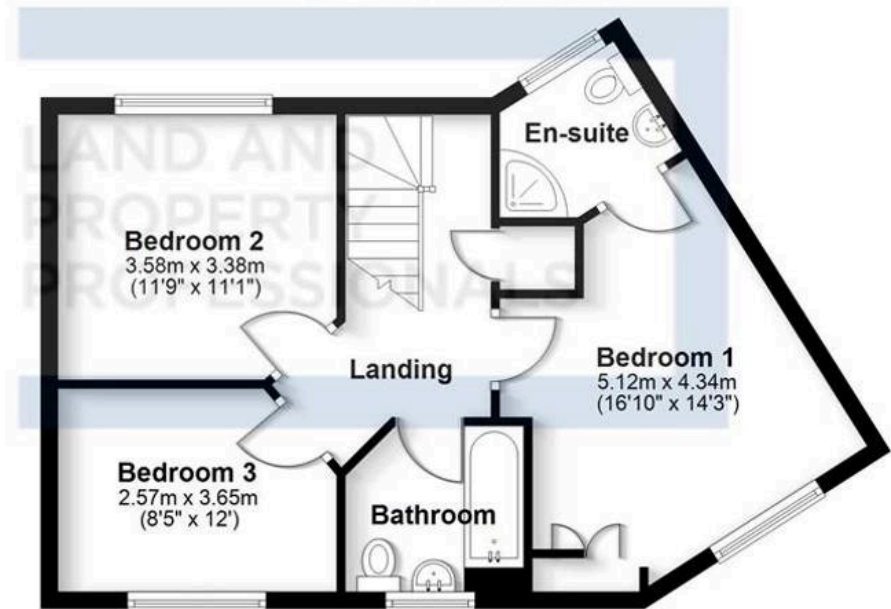
### Ground Floor

Approx. 62.6 sq. metres (674.1 sq. feet)



### First Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



Total area: approx. 110.3 sq. metres (1187.4 sq. feet)

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



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