



Macaulay Road, Bishops Itchington

Offers Over **£350,000**

**SHELDON
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LAND AND
PROPERTY
PROFESSIONALS

Macaulay Road

Bishops Itchington, Southam

A beautifully presented four bedroom, semi detached home is brought to market with no onward chain. Ideally situated within a sought-after village location, the property benefits from fantastic local amenities and offers spacious and versatile accommodation throughout. The property has off-street parking and a garage with power.

Built in 2015, this stylish property is perfect for modern family living. The ground floor features a welcoming entrance hall, a convenient cloakroom, and a well-appointed kitchen/diner with ample space for everyday dining. To the rear, a bright and comfortable living room opens directly onto the garden, creating an ideal space for both relaxing and entertaining.

The first floor comprises three well-proportioned bedrooms, including two generous doubles and a fourth bedroom currently utilised as a home office, alongside a contemporary family bathroom and useful storage.

Occupying the entire top floor, the impressive principal suite is a standout feature of the home. This expansive room offers excellent space for a dressing area and is complemented by a private en-suite shower room, creating a peaceful and private retreat.





Externally, the property continues to impress with a driveway offering off-street parking for two cars and garage with power to the front. The rear garden is well maintained, featuring a lawn, planted borders, and a raised decked seating area which is perfect for outdoor dining and relaxing.

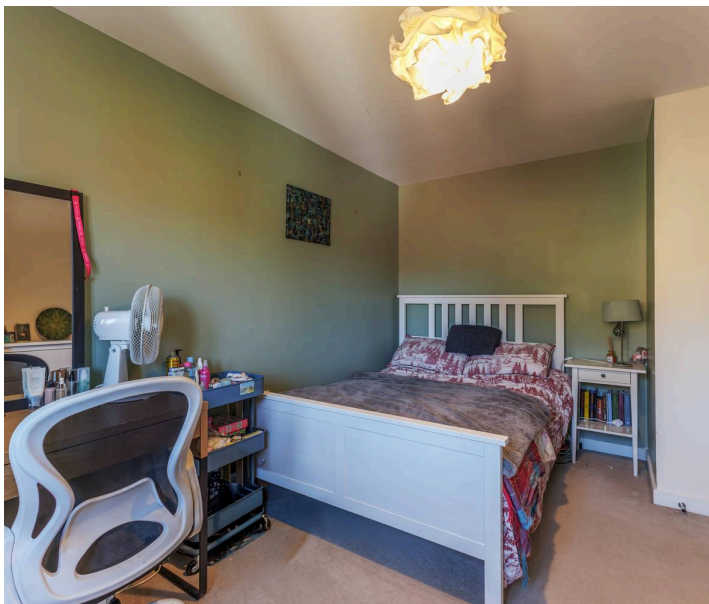
This is a fantastic opportunity to acquire a turnkey home in a desirable village setting, ideally suited to families or those seeking flexible living space.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

Bishops Itchington is a thriving and attractive South Warwickshire village, surrounded by open countryside yet conveniently located for access to the M40, Leamington Spa, Banbury, and Warwick. The village offers a strong sense of community with amenities including a village shop, café, primary school, pub, and recreational facilities. With scenic walks, a welcoming atmosphere, and excellent transport links, Bishops Itchington provides the perfect balance of rural charm and modern convenience.

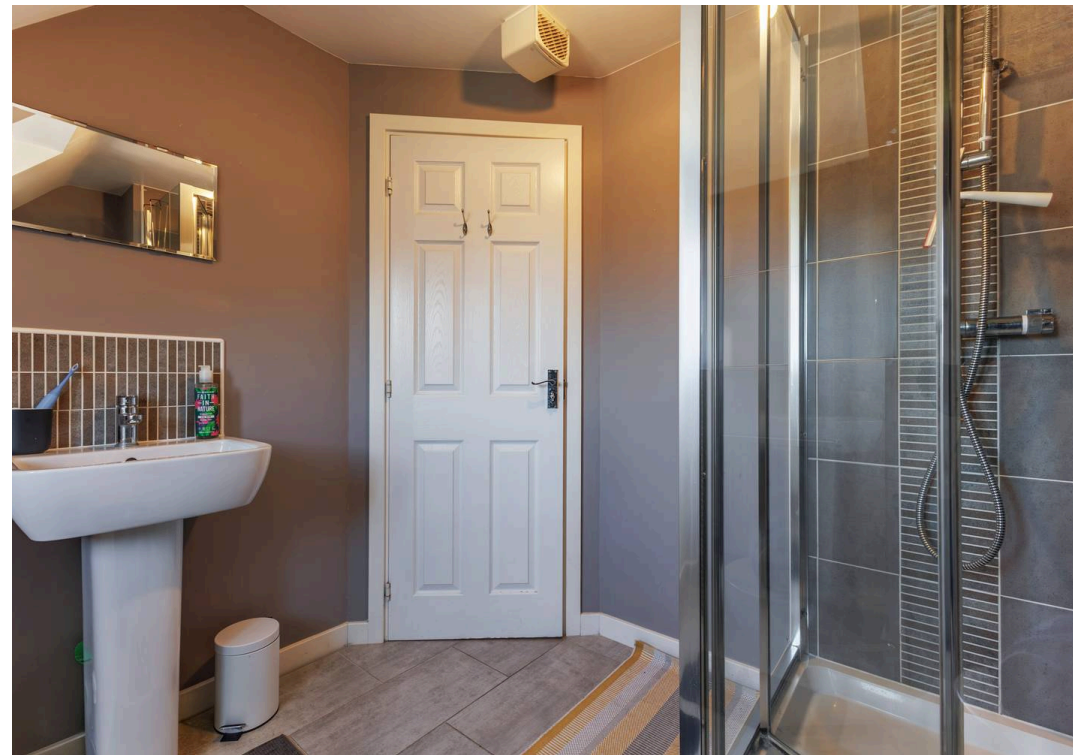


DISCLAIMER

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

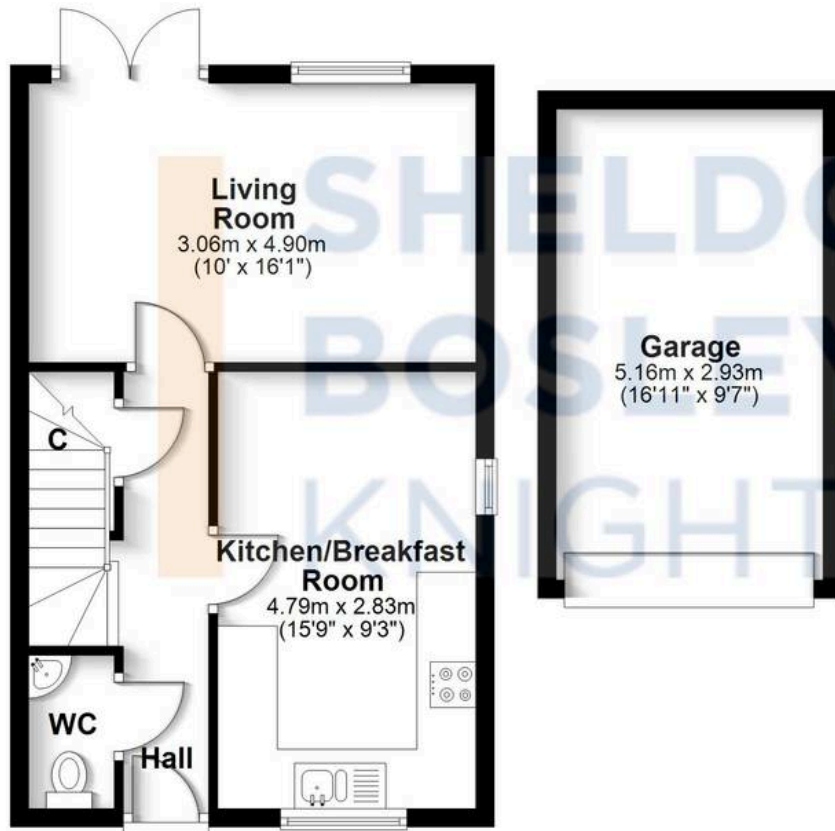
Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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



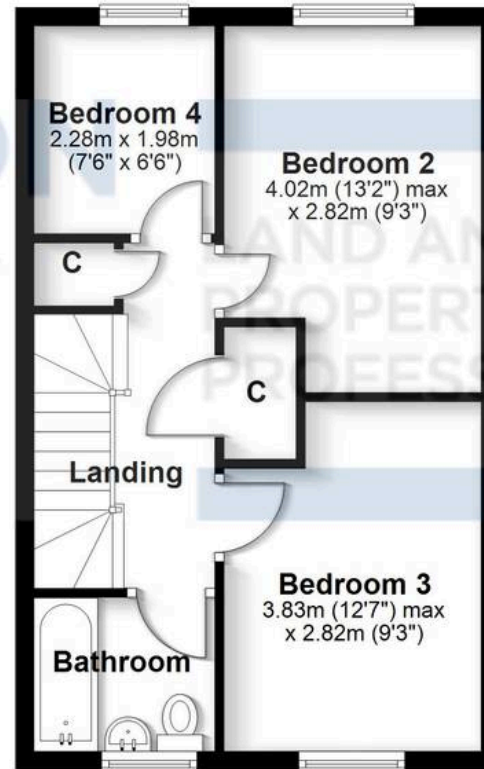
Ground Floor

Approx. 54.1 sq. metres (582.1 sq. feet)



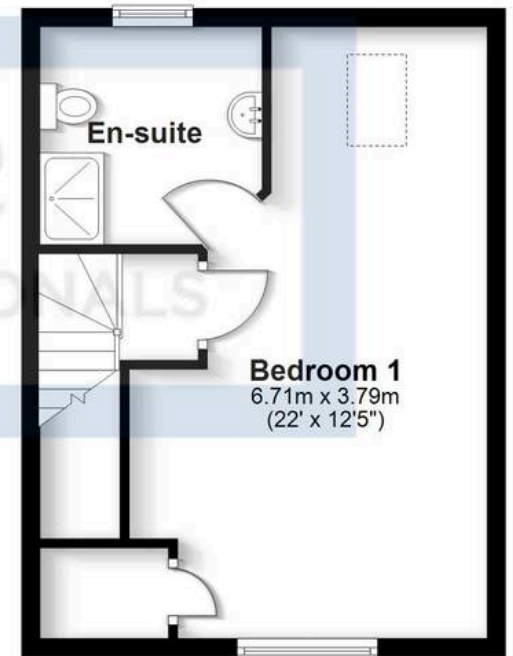
First Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Second Floor

Approx. 32.9 sq. metres (353.9 sq. feet)



Total area: approx. 125.9 sq. metres (1355.5 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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