



House - Detached

# BUMBLE BEE HOUSE WHARF ROAD, FENNY COMPTON, SOUTHAM, WARWICKSHIRE, CV10 8AU

PCM

# £3,250

## FEATURES

- Four Bedroom Detached Family Home
- Renewable Energy - Eco Home
- Bathroom & Ensuite To The First Floor
- Open Kitchen & Living Accommodation
- Study & Dance Studio/ Home Gym To The Ground Floor
- Bi-Fold Doors To Provide Access To The Outdoor Living



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# 4 Bedroom House - Detached located in Southam

This delightful four double-bedroom property is nestled in the charming village of Fenny Compton in rural Warwickshire.

Exiting the entrance hall to the left is the living room finished with a captivating fireplace lending a truly cosy feel, continuing through bi-fold door is the dining area providing true flexibility as a further set of bi-fold doors allows this whole area to spill out on to the sheltered rear entertainment terrace.

The kitchen flows from the dining area which is complete with a lavish integrated appliance's and feature light fixtures; this extends on to a further living area which could be utilised a snug or reading area. Additional bi-folding doors to this area and Velux windows provide copious amounts of natural light to flood in.

To finish the ground floor living accommodation is a utility area, a larger than average study / home office, guest cloakroom and a dance studio of which could be used as a home gym complete with floor to ceiling mirrors.

Call us on

**01926 436111**

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**Council Tax Band**

**G**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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