



OFFERS OVER
£485,000
37 Gaydon Road
Southam, CV47 2QW

PROPERTY SUMMARY

A beautifully presented three double bedroom detached home set in the heart of the sought-after village of Bishops Itchington. This spacious property features a large kitchen-diner with solid oak worktops, two generous reception rooms, conservatory, utility, cloakroom, and three bathrooms including an en-suite. The property also benefits from a tandem garage, ample driveway parking, and a large private, landscaped rear garden.

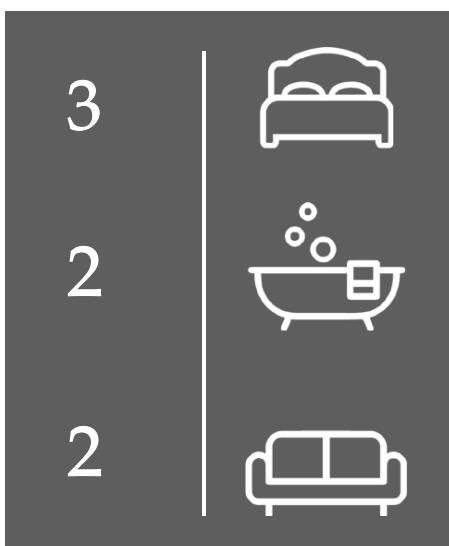
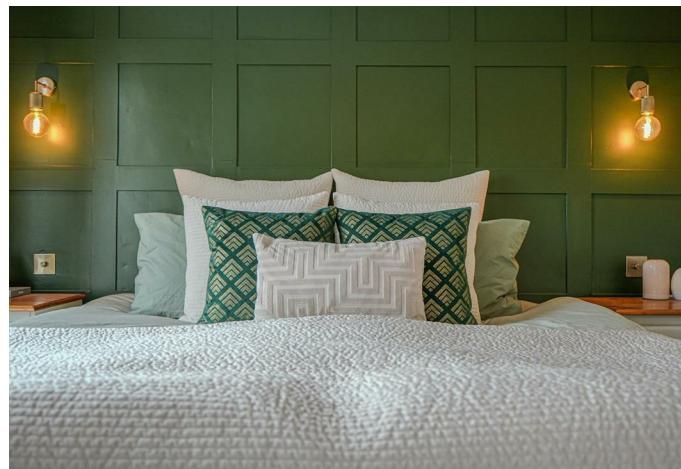
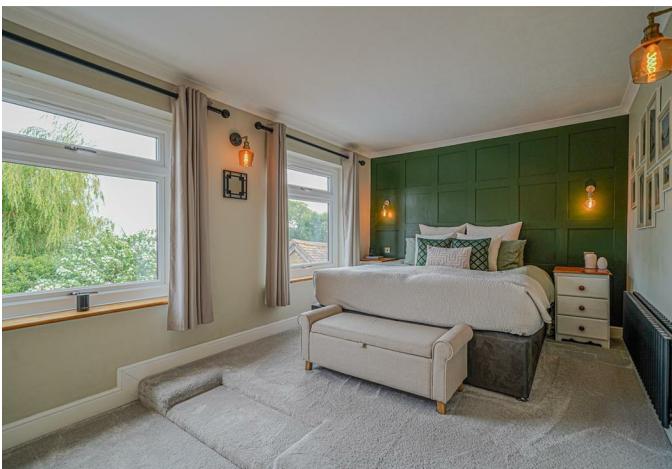
Planning consent has been granted to significantly enhance the ground floor, including a large kitchen extension, a new home office, a ground floor en-suite bedroom, and a second utility room – offering superb potential for multigenerational living or flexible home working.

Located within easy reach of the M40 and nearby towns including Leamington Spa and Southam, the village offers excellent local amenities and a vibrant community spirit.

3	
2	
2	







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	49	
(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/tenants are advised to recheck the measurements