



HILL CLOSE, NORTHEAD, WARWICKSHIRE

SECCOMBES

ESTATE AGENTS

**16 HILL CLOSE
NORTHEND
SOUTHAM
CV47 2TP**

Situated 7 miles from Kineton, 10 miles from Banbury, 19 miles from Stratford upon Avon, 12 miles from Leamington Spa, 13 miles from Warwick and 4 miles from Junction 12 of the M40 at Gaydon.

A SPACIOUS WELL PRESENTED FIVE BEDROOM SEMI DETACHED HOUSE WITH AN ATTRACTIVE GARDEN AND FAR-REACHING VIEWS OVER THE BURTON DASSETT HILLS.

Entrance Hall, Living Room, Kitchen/Dining Room, Five Double Bedrooms, Family Bathroom. uPVC Double Glazing. LPG Fired Heating. Attractive Enclosed Gardens.

Viewing through:
Secombes Estate Agents, Shipston on Stour
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Northend is a village situated on the northern edge of the Burton Dassett Hills Country Park and a short distance to the east of B4100 Warwick to Banbury Road and the M40 motorway. Within the village there is a parish Church, methodist Chapel, public house, and part-time post office (in the village hall). Local shopping facilities are at Fenny Compton (about 2 miles) which also has a doctor's surgery and primary school.

The local towns of Kineton and Southam provide further shopping and educational facilities with the larger centres of Banbury, Warwick, Leamington Spa and Stratford upon Avon being accessible. Road communications are good with junction 12 of the M40 Motorway being about 4 miles to the north-west of the village.

In addition, there are mainline stations at Banbury, Leamington Spa, and Warwick Parkway with services south to London (Marylebone) and north to Birmingham.

16 Hill Close is a spacious light and airy well-proportioned five-bedroom semi-detached house in a quiet location with attractive enclosed garden and far-reaching views of the Burton Dassett Hills. In addition the property benefits from uPVC double glazing and LPG heating.

Outside to the front is an enclosed garden with raised flower beds with mature shrubs and trees. Side gate leading to the back garden which is principally lawned and overlooks the Burton Dassett hills.



Entrance Hall laminate floor throughout, with stairs leading to first floor. Door to

Sitting Room double aspect, feature fireplace with stone surround and electric fire, sliding patio doors to garden.

Kitchen/Dining Room light and airy, part tiled, fitted base units with work surface over, ceramic one and a half sink and drainer, fitted wall units, plumbing for a washing machine and dishwasher, Rangemaster five-ring hob with extractor hood and double oven, breakfast bar, barn door to garden.

On the first floor

Bedroom Five/Office with window to garden.

Bedroom One with double wardrobes and storage area.

Bedroom Four with window to front garden.

Family Shower Room part tiled, laminate flooring with double shower cubicle, wash hand basin with dual mixer tap, w.c. and heated towel rail.

On the second floor

Bedroom Two with Velux window, dressing area and walk-in wardrobe with window overlooking the garden and far-reaching views of the countryside.

Bedroom Three with Velux window and window overlooking the garden and far-reaching views of the countryside.

OUTSIDE

To the front is an enclosed garden with flower beds with mature shrubs and tree. To the back the enclosed attractive garden is principally lawned, adjoining the property is an attractive paved patio with raised flower beds and mature shrubs, beyond which a path leads to a gravelled patio area and **garden shed**.

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band C.

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Services

Mains electricity, water and drainage are connected to the property. LPG-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 50 (E) Potential: 71 (C)

Directions

From the centre of Northend drive along Bottom Street past The Lost Pug pub, follow on leading into Blacksmiths Lane at the T junction turn right and take the first right turn into Top Street and then first left into The Prebend, then take the first road on the right Hill Close and number 16 is straight ahead.

Postcode CV47 2TP

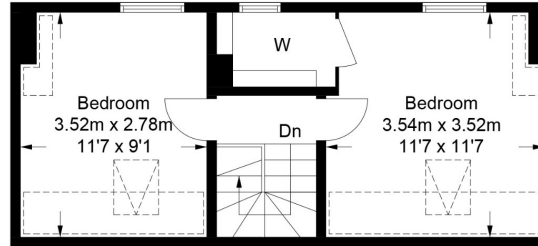
IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

MFF/S3209/F005/30.10.2024

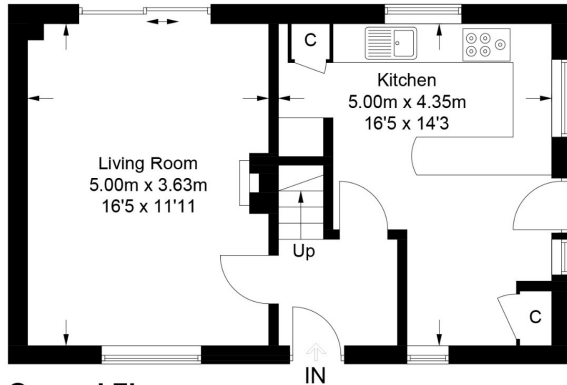
FLOOR PLANS

16 Hill Close, Northend, Southam, CV47 2TP

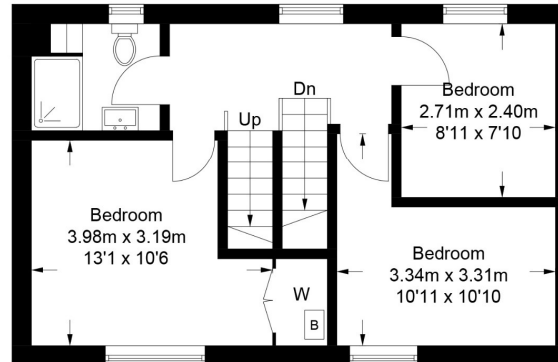


Second Floor
28.5 sq m / 307 sq ft

= Reduced headroom below 1.5m / 5'0"



Ground Floor
41.3 sq m / 444 sq ft



First Floor
40.7 sq m / 438 sq ft

Approximate Gross Internal Area = 110.5 sq m / 1189 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1139926)

"DoubleClick Insert Picture"



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