



*60 Warwick Road, Southam*





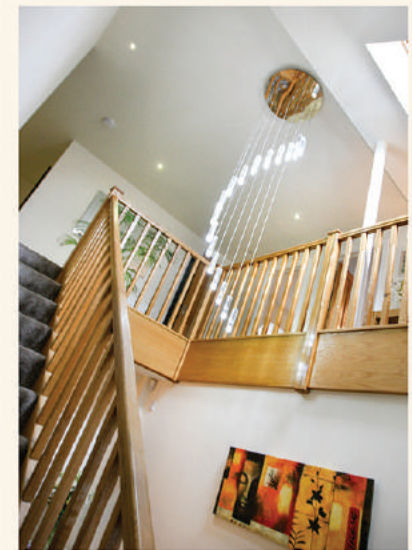
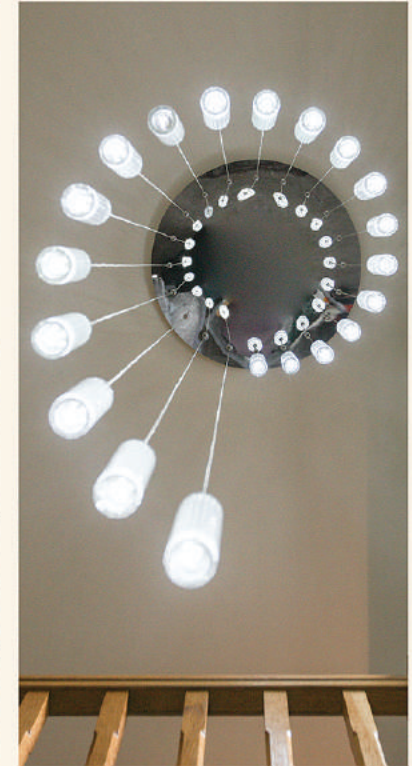
## Welcome Home

As you enter the driveway of number 60 through decorative remote controlled iron gates, you could be forgiven for thinking that this is a house that holds few surprises. But appearances can be very deceptive. For much like Doctor Who's TARDIS, this fabulous contemporary family home reveals far more on the inside than it does out.

Situated in Warwick Road on the edge of the small Warwickshire market town of Southam, this completely re-designed and extended brick-built home will amaze you from the moment you step inside. With the proportions of almost every room being breathtakingly stupendous, this is one family home you will struggle to outgrow.



Coming through the front door you enter the hallway. Above you, descending from the high vaulted ceiling, is a beautifully designed modern glass chandelier. One small glimpse of what you can expect from this exceptional home. Immediately on your left is a handcrafted oak staircase taking you up to a galleried landing and which has a history all of its own. While to your right is the lounge, and it's here you'll experience your first of many chances to say 'wow'. For one thing is certain, family gatherings at Christmas will never be a tight squeeze in this super-sized room.





*Relax With All Of The Family*





On entering, your eyes are drawn to the feature fireplace. Set within its exposed brick surround is a large piece of oak timber that shares its past with the hall staircase. Bright and extremely spacious, this is a room designed for family living. For entertaining family and friends, perhaps. But also somewhere you can curl up and unwind on cold, dark winter evenings. With a glass of something warming and the flickering flames from the fireplace's large wood-burning stove providing a comforting glow.

Opposite the lounge and tucked away off the hallway, is where you'll find a generously proportioned room overlooking the front garden. Currently used as a study, it could also make a useful sixth bedroom or playroom. Alongside this is a handy second family bathroom which is placed perfectly next to a very spacious ground floor guest bedroom.









# Bringing The Outside In

From the hallway, you head into a stunningly impressive open-plan kitchen, dining and family living space. The size of which will take your sense of wonderment to an entirely new level. Suddenly, 'wow' might not quite be enough.

Overlooking the secluded rear garden, a beautifully fitted kitchen has all the space and features you could possibly need. The flowing lines of the rich wood work-surfaces set off the stylishly sleek, high-quality white base and wall-mounted storage cupboards and tiled backing. Integral appliances include a dishwasher and a fridge. There is also a 1200mm dual-fuel range cooker with matching extractor hood.

A central island adds to the kitchen's quality feel and stylish look, complete with matching rich wood work-surface and built-in storage cupboards. It also boasts seating on two sides, providing ample space to eat and relax. Whether a lazy Sunday breakfast for the whole family or a mid-morning coffee for one. For more formal family meals or when entertaining guests, there is also plenty of space for a separate dining table with garden views.

The flooring completes the luxury feel, laid throughout with high-quality ceramic tiles. While two sets of glazed double doors provide access to a patio and decking area and the mature secluded gardens beyond.

Another door takes you from the kitchen into the utility room. Here there is space for a washing machine and a tumble-dryer under a work surface and stainless steel sink unit. There is also plenty of room for other appliances such as an upright fridge-freezer. Space too, for hanging coats and storing muddy boots. It also has a cloakroom/WC and doors to both the front and rear gardens.

Leading off the kitchen and dining area is a family room/orangery. Glazed double doors take you out onto decking and the garden beyond. And together with windows either side, they let in plenty of natural light. Finishing this room off beautifully is the rectangular lantern-style roof-light adding a modern feel to this family-friendly space.





# And So to Bed

But not every part of this magnificent home has contemporary origins. For both the staircase and thick wooden beam set within the fireplace are handcrafted from oak timbers almost 300 years old. Forming part of the Hackwood Park estate in Hampshire, they once grew in a Baroque garden created around 1725 by renowned garden designer, Charles Bridgeman.

As you head up the stairs to the galleried landing you can appreciate the beauty of the chandelier with its spiralling cascade of lights. The landing is L-shaped with the oak balustrade wrapping around to one side of the stairs.

Typically light and airy, the landing provides access to three generous-sized double bedrooms, two of which have fitted wardrobes. The tiled family bathroom has a separate bath and shower enclosure, plus a vanity sink-unit. And finally, for this part of the landing, there is also a large, walk-in storage cupboard.







And then there's the master bedroom, just a short walk along the landing. A room where your levels of amazement will be taken to dizzying new heights. Because for sheer space and comfort, this luxurious haven goes well beyond 'wow'.

Fresh and bright this amazing bedroom offers you a peaceful sanctuary overlooking the mature rear garden. It has fitted wardrobes and a spacious dressing room. But perhaps its crowning glory is the stunning en suite bathroom. Beautifully finished and tiled throughout, it has a bath in which to relax and soak away the day's stresses and strains along with a separate shower enclosure plus vanity sink-unit.









# It's Not Just a Garden

It's not just inside where thoughtful design features have been incorporated, they continue outside too. The rear garden is very secluded with hedging and fencing providing complete privacy. It is mostly laid to lawn with borders to one side and includes a stone-built water feature. A mature tree provides summer shade in the centre of the lawn. Close to the house is a patio area and raised decking. At the far end of the garden you'll find 'Grandad's Shed'. Although, as you might expect for number 60, it's a bit bigger than your average wooden garden shed. A partially glazed section could be used as a games room, while the other half is ideal for out-of-sight storage.

Beside the shed, with a raised decking area in front, is a stylish, almost triangular-shaped, brick and timber summerhouse. A bespoke design, it is currently used as a home gym and looks back across the garden towards the house. It is the perfect spot for relaxing on a summer's day and perhaps enjoy a spot of outdoor dining.

To the front of the property the expansive driveway is softened by a shrub border and a decorative central feature. There's a larger than average detached brick-built double-garage with a self-contained annex above. The annex is totally independent of the house with a gas boiler and its own utility meters; making it ideal for generating additional income.

The annex consists of a separate entrance into a light, galley-style kitchen with ample work-surfaces. Off the kitchen is a shower room. While stairs from the kitchen take you up to the spacious living/bedroom area with room for a double bed. Two Velux windows make this a bright and airy space.





# Explore Southam

The town of Southam is a small market town with easy access to Leamington Spa, Warwick, Banbury and Stratford upon Avon; and with the M40 on its doorstep, it is perfectly placed for commuters. Within the town centre there are a number of small independent retailers including a pharmacy and two small supermarkets. As well as a bank, building society and Post Office. There is also a popular market held every Tuesday. On the edge of town is a large Tesco supermarket. There are various takeaways and cafés to enjoy. As well as a variety of pubs, including the Olde Mint, where, in Medieval times, Southam minted its own currency.

There are three well regarded Primary schools and also Southam College catering for secondary school age pupils. Beside the college is the town's leisure centre with swimming pool and gym. Southam also has two GP Surgeries.

A footpath accessed from Warwick Road, a short walk from number 60, takes you into the nearby picturesque Stowe Valley on the edge of Southam and forms part of a circular walk. There are various other footpaths taking you out of Southam into the surrounding countryside to explore too.

The nearby Oxford and Grand Union canals both provide walking access along their towpaths, giving a different perspective to the surrounding countryside. And wildlife walks can be found at Drayton Water, just a short drive away. For those feeling a little more energetic, you can enjoy a cycle ride along the Feldon and Ironstone Villages cycle route, part of the National Cycle Network Route 48, between Southam and the market town of Shipston on Stour.





# Floorplan and EPC

## Energy Performance Certificate



60, Warwick Road, SOUTHAM, CV47 0HW

Dwelling type: Detached house  
Date of assessment: 20 April 2018  
Date of certificate: 23 April 2018

Reference number: 8068-6324-6350-2710-3922  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 388 m<sup>2</sup>

Use this document to:

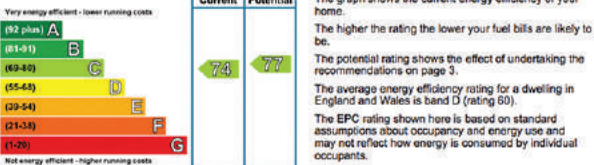
- Compare current ratings of properties to see which properties are more energy efficient.
- Find out how you can save energy and money by installing improvement measures.

Estimated energy costs of dwelling for 3 years: **£ 6,417**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 525 over 3 years	£ 525 over 3 years	Not applicable
Heating	£ 5,427 over 3 years	£ 5,427 over 3 years	
Hot Water	£ 465 over 3 years	£ 465 over 3 years	
Totals	£ 6,417	£ 6,417	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 924

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

## Energy Performance Certificate



Annex, 60 Warwick Road, SOUTHAM, CV47 0HW

Dwelling type: Ground-floor flat  
Date of assessment: 20 April 2018  
Date of certificate: 23 April 2018

Reference number: 8068-7624-5140-9750-0926  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 37 m<sup>2</sup>

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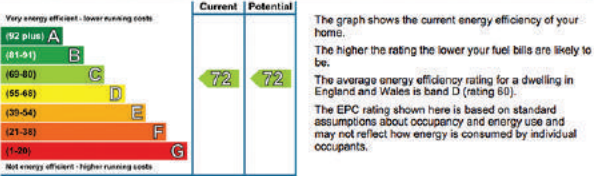
- Compare current ratings of properties to see which properties are more energy efficient.

Estimated energy costs of dwelling for 3 years: **£ 1,428**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 105 over 3 years	£ 105 over 3 years	Not applicable
Heating	£ 912 over 3 years	£ 912 over 3 years	
Hot Water	£ 411 over 3 years	£ 411 over 3 years	
Totals	£ 1,428	£ 1,428	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



Main house excluding annex and outbuildings 3,986 square feet.

This plan is for guidance only and should not be relied upon as a statement of fact.



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