

Offers In Excess Of £722,000

5 Bedroom Detached House for sale

9 BADGER LANE, LONG ITCHINGTON, SOUTHAM

## Overview

An impressive, five-bedroom, family home benefiting from a premium plot location with panoramic green space views. Including a detached double garage and driveway parking for several vehicles.

## Key Features

- Five Bedrooms
- Open Plan Kitchen/Diner
- Study
- Dining Room
- Two Ensuite Shower Rooms
- Separate Utility
- Underfloor Heating
- Air Conditioning & Warm Air Technology
- Detached Double Garage
- Large, South Facing Garden







### The Home

EweMove is proud to present this impressive family home, benefitting from a secluded and premium plot location in the popular village of Long Itchington. Briefly comprising five bedrooms, two of which feature ensuite shower rooms along with a family bathroom, all on the first floor. The ground floor flows seamlessly to include a generous, open-plan kitchen/diner, a sitting room with French doors to the garden, a separate utility, dining room and study. The outside space is befitting of an executive home of this scale and includes generous space at both the front and a fully enclosed back garden. Driveway parking for several vehicles is available along with the detached double garage. The home is packed with upgraded features, including but not limited to: underfloor heating, air conditioning and warm air heating, smart-control for dual-zone gas heating system (Google Nest devices) and an EV charging point. Viewing is advised to fully appreciate all the features of this special home.

### We Love

There are so many features of this home that we love, it's hard to choose. Inside the layout is spacious and presented to a high standard with some great tech features. Outside the plot location creates a secluded and private feel with 180-degree green space views to enjoy in all seasons.

### The Area

The popular south-Warwickshire village of Long Itchington is a sought-after destination thanks to its proximity to a highly regarded school system in conjunction with semi-rural living. The village itself is famous for its large duckpond and sits on the river Itchen. The centre of the village, with a range of local amenities, can be traced back to medieval times and includes the Tudor House, reputedly visited by Queen Elizabeth I. Nearby is the Grand Union Canal, which provides a walking route to nearby Stockon and Napton on the Hill and into Royal Leamington Spa in the opposite direction. Southam, Royal Leamington Spa and Rugby are but a short drive away, as is motorway access to the M40 at junction 12, Gaydon.

### Approach

You will find this family home tucked away privately down the very end of this private lane. As you round the corner, you find the plot opens up to reveal the

full size of the boundary and the impressive house set back from the neighbouring property. The driveway leads to the double detached garage to the left-hand side a small path leads to the front door. From here, you can drink in the panoramic green space views to the front aspect of the home.

### **Entrance Hall**

Stepping through the front door, you are welcomed into an expansive space with a galleried landing above and doors to all of the ground-floor rooms stretched out before you. The modern Karndean flooring gives you an early taste of the level of finish as you make your way around the home and the upgraded tech is provided thanks to the motion-sensor lights and Google Nest Hub.

### **Study**

11' 7" x 7' 8" (3.55m x 2.36m)

The purpose-built study can be found at the front of the home and is a generous space with a large window that provides views of the green spaces to the front aspect. A welcome distraction from work or studying. This room is also equipped with an integrated and full-sized storage cupboard.

### **Dining Room**

12' 7" x 9' 10" (3.84m x 3.00m)

On the opposite side of the hallway is the dining room. The centrepiece of this room is the bay window which floods the room with natural light and again makes full advantage of those private views.

### **Sitting Room**

17' 5" x 11' 7" (5.33m x 3.55m)

Heading toward the rear of the home, you find the generous sitting room. This space is large enough for a variety of seating options and benefits from double French doors, complete with glass side panels, which provide access to the garden to the rear.

### **Kitchen Diner**

22' 7" x 17' 4" (6.89m x 5.30m)

Next, you will discover the very heart of this home, the impressive kitchen/diner. This large room has two dedicated areas with the kitchen at one end, complete with an island and a wealth of integrated appliances. The other end of the room is commissioned as a seating and dining space and features a large bay with French doors and windows looking out to the garden. Underfloor heating has been applied here to ensure a cosy and inviting feel to this home. For the warmer months, an air conditioning unit has been fitted that can also offer warm air when needed. The kitchen benefits from all the modern appliances you would expect, including an integrated fridge freezer, double electric oven, five-ring gas burning hob, a built-in wine cooler and a dishwasher. Ambient lighting is provided with the addition of floor-level LEDs.

### **Utility**

6' 2" x 5' 10" (1.90m x 1.80m)

Directly adjacent to the kitchen is the useful utility room. Space is provided for both the washing machine and dryer, along with floor-level storage. This area is also home to the boiler, which is serviced annually and the underfloor heating is continued in this room. The garden can also be accessed here via the side door.

### **WC**

6' 2" x 4' 10" (1.88m x 1.48m)

Completing the ground floor layout is the generous and accessible WC. Complete with a low-level WC and hand basin.

### **Master Bedroom with Ensuite**

14' 10" x 12' 2" (4.53m x 3.73m)

Climbing the stairs, you will find the master bedroom suite situated at the front of the property, again taking advantage of the commanding views. This large double bedroom, complete with integrated wardrobe storage, is full of natural light thanks to dual aspect windows and features a large ensuite shower room with a large, walk-in shower, WC and hand basin, along with a heated towel rail.

### **Bedroom (Double) with Ensuite**

12' 11" x 11' 7" (3.95m x 3.54m)

# Floorplans

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