



**Fixed Price £400,000**

**3 Bedroom Semi-Detached Bungalow for sale**  
20 St. Marys Close, Southam





## Overview

In a very sought after location this spacious 3/4 bed dormer bungalow in Southam. Features a large breakfast kitchen, 2 bathrooms, and a bright conservatory. Highlights include stunning mature gardens, a detached garage, and a large driveway.



## Key Features

- 3 / 4 Bedroom Semi-Detached Bungalow
- Large Breakfast Kitchen
- 2 Bathrooms
- Stunning Gardens
- Detached Garage
- Large Driveway
- Central Southam Location









Situated in this sought-after quiet cul-de-sac in the heart of Southam, St Marys Close is a remarkably versatile 3/4 bedroom semi-detached dormer bungalow that seamlessly blends spacious interiors with exceptional outdoor living. The heart of the home features a large, well-appointed breakfast kitchen alongside a secondary kitchen/dining area to the front, providing an ideal setup for both daily life and entertaining. The flexible layout includes two bathrooms and a substantial rear conservatory that offers views of the property's crowning glory: its stunning, meticulously maintained mature rear garden. Complete with a large driveway for multi-vehicle parking and a detached garage, this home offers a rare combination of privacy, scale, and convenience in a sought-after Warwickshire location.

The home has been well maintained and will need very little to make it your own.

Additional details can be found below; don't hesitate to get in touch if you have any questions or would like to book a viewing.

#### Area

Southam is a historic Warwickshire market town that offers a perfect balance of rural charm and modern convenience, with the property situated just a short, level walk from the town centre. Residents enjoy a vibrant high street featuring independent shops, a weekly market, and popular local spots like The Crown Inn and Café 16, alongside essential amenities including a leisure centre with a 25m pool, a library, and a medical centre. For families, the area is well-regarded for its primary and secondary schooling, including the "Outstanding" Southam College. Strategically located for commuters, the town provides excellent road links via the A423 and A425 to Leamington Spa, Warwick, and Rugby, with the M40 just a short drive away. Additionally, hourly bus services (Routes 63/64) connect the town directly to Leamington Spa and Rugby railway stations, offering high-speed rail access to Birmingham and London.



Are you ready to call it your next home; don't delay in booking your viewing today, call now 24/7 on 01926 800555 to avoid disappointment.  
The property is offered as FREEHOLD with no associated service or maintenance charges.

Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification, and proof / source of funds checks on all buyers once an offer is accepted on a property. We use iAm Property to complete the necessary checks; this is not a credit check and therefore will have no affect on your credit history. A non-refundable compliance fee of £50.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

#### MATERIAL INFORMATION

Tenure Type: Freehold

Council Tax Band: D

Construction Type: Standard brick with pitched tiled roof

Sources of Heating: Gas Boiler

Sources of Electricity supply: Mains

Sources of Water Supply: Mains

Primary Arrangement for Sewerage: Mains

Broadband Connection: Fibre is showing as available up to 1000mbps

Mobile Signal/Coverage: All networks are showing as medium strength

Parking: Driveway and Garage

Building Safety: Ok

Listed Property: No

Restrictions: No

Private Rights of Way: No

Public Rights of Way: No

Flooded in Last 5 Years: No

Sources of Risk: None

Flood Defences: N/A

# Floorplans



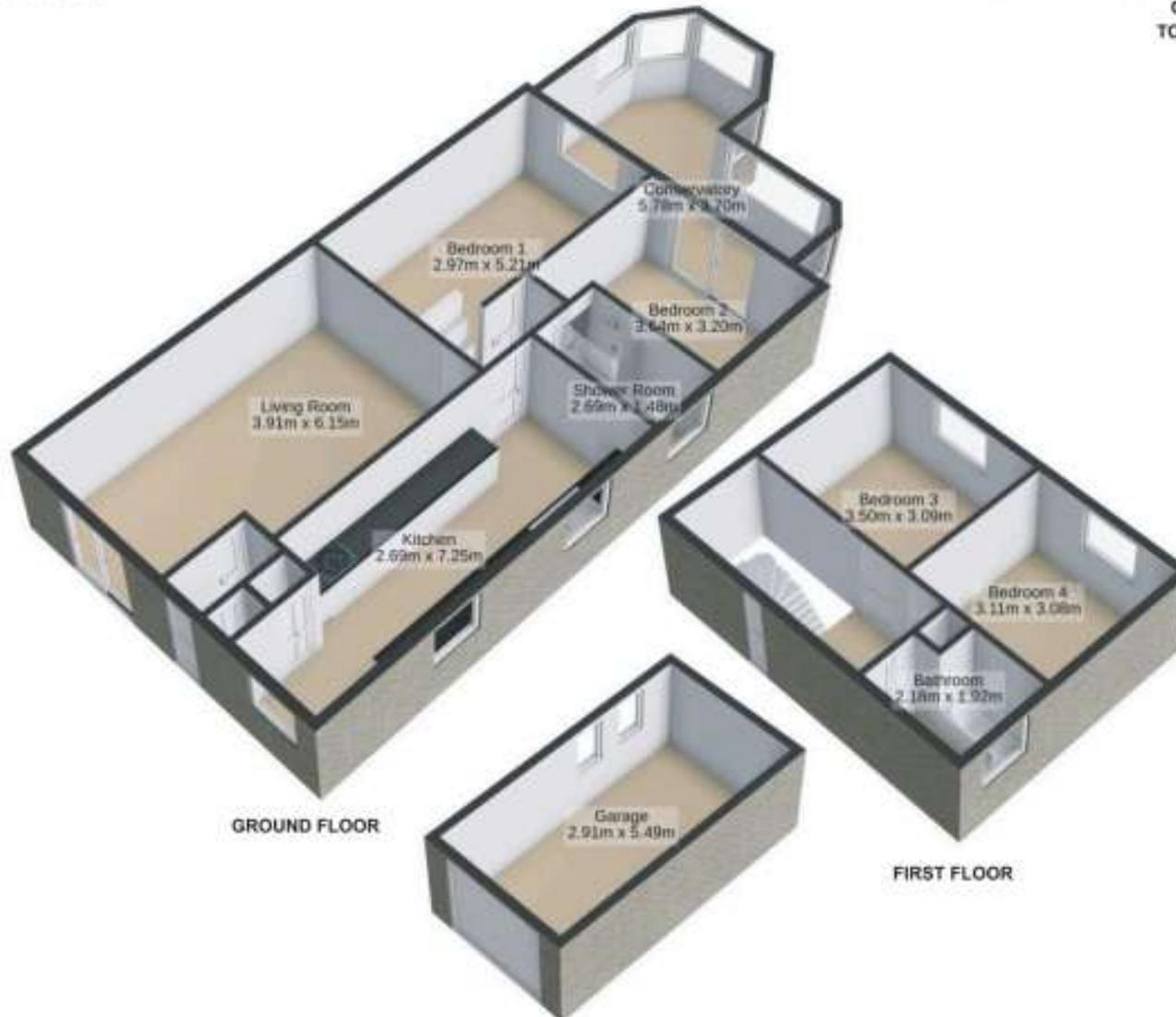
## St. Marys Close, Southam, CV47

APPROX. GROSS INTERNAL FLOOR AREA 1325 SQ FT 123.1 SQ METRES

GARAGE 172 SQ FT 16 SQ METRES

TOTAL 1497 SQ FT 139.1 SQ METRES

Denotes restricted  
head height



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# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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