



Furnace Fields, Bishops Itchington, CV47
£635,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa are thrilled to present to the market this beautiful four/five bedroom, two bathroom, contemporary family home occupying a quiet cul-de-sac location on the sought after Bishops Hill development in Bishops Itchington (1.2 miles).

Built by David Wilson Homes in 2023, this wonderful family home offers modern, open plan family living across two floors with accommodation extending to approximately 1583 sq ft.

Material Information:

Council Tax: Band F

Local Authority: Stratford-Upon-Avon District Council

Broadband: Ultrafast Broadband (Checked on Ofcom Apr 25)

Mobile Coverage: Limited Coverage (Checked on Ofcom Apr 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold









The Finer Details

Furnace Fields is an imposing four/five bedroom, two bathroom, contemporary family home situated on a quiet cul-de-sac on the desirable Bishops Hill development, a short distance from the centre of Bishops Itchington (1.4 miles).

Built by David Wilson Homes and completed in 2023, this elegant yet practical family home offers contemporary living across two floors, with accommodation extending to approximately 1583 sq ft.

Upon arriving at Furnace Fields, a beautifully panelled entrance hallway greets visitors, and provides access to the stairs which lead to the first floor landing, a WC/cloakroom and the remaining ground floor living accommodation.

The open plan kitchen and family room is conveniently located off the central hallway, and is flooded with natural light from a large bay window the front and french doors leading onto the rear garden. This wonderful entertaining and family space is truly versatile, and while currently used as an additional sitting room, would make a beautiful formal diner.

The adjacent kitchen is modern and elegant, with wooden parquet flooring, and navy blue, matt finish kitchen cabinetry complementing white, marble effect countertops complete with under unit lighting. The kitchen has range of integrated appliances including five-ring gas hobs, fridge/freezer, dishwasher and tower ovens. There is a spacious utility room situated off the kitchen which houses a sink, and space for both a washing machine and tumble dryer. A rear garden door leads onto the rear garden patio.

Continuing along the central entrance hallway, visitors are guided into the formal sitting room, where triple aspect windows overlook the garden to the rear of the property. Custom built bookshelves and cabinets add a touch of character while the french doors leading to the terrace allow for inside/outside living.

There is an additional study/bedroom five located to one side of the house, which would suit those looking for multi-generational living or who work from home.





The stairs in the central hallway leads you to a spacious, carpeted first floor landing, which provides access to the four bedrooms and family bathroom on the first floor.

The master bedroom bedroom is a spacious double bedroom, with a half pannelled, feature wall at its centre. A generous dressing area, with custom built wardobes and an en-suite shower room add to this wonderfully tranquil and relaxing space.

There are three more double double bedrooms on the first floor, the principal of which has large built in wardrobes that span the width of the bedroom and overlook Furnace Fields and the greenery beyond.

The family bathroom is contemporary in style and features a bath, seperate shower, free standing basin and WC. Additional storage is provided by a cupboard on the landing and attic storage which is accessible via a retractable ladder.

Externally, there is a fully enclosed rear garden, with an extended patio and artificial grass lawns, that ensure a safe space for children to play and to entertain in. A side garden gate provides access to a side, driveway with off-street parking for two cars, and a single car garage. To the front of the property, there is a small lawned garden bordered by mature flowers and shrubs.







About the Area

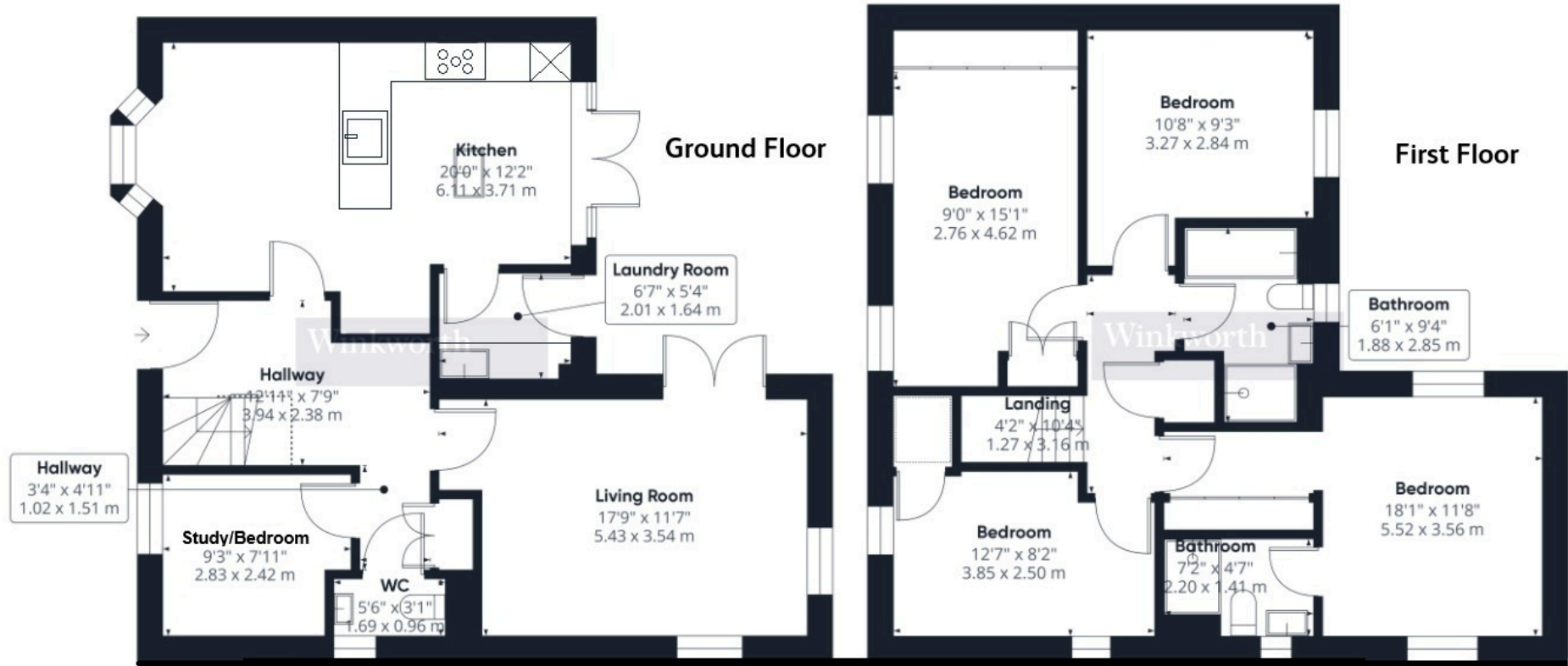
The village of Bishops Itchington, just 1.2 miles away, boasts a variety of amenities, including a Doctors Surgery, Church, Bishops Itchington Primary School, and several recreational facilities. Local shops, such as a Co-op Supermarket, Post Office/Village Shop, and the popular Butchers Arms, are also available for residents. Excellent bus services connect the village to nearby towns and villages, with easy access to Southam, a market town offering a wide range of amenities and services, including the highly regarded Southam College (5.1 miles) for secondary education.

For those who enjoy shopping and dining, the nearby town of Leamington Spa (7.8 miles) is a treasure trove of options. With its eclectic mix of boutique stores, high street brands, and charming cafes, residents can indulge in a leisurely day of retail therapy followed by a delightful meal at one of the many restaurants.

Furnace Fields' close proximity to the M40 motorway boosts its attractiveness, providing quick and easy access to key cities like Oxford and Birmingham. Leamington Spa's Train Station (7.3 miles) offers a direct service to London Marylebone (1 hour 25 minutes) and Birmingham Train Terminals (33 minutes). Additionally, with bus stops conveniently situated within the community, residents can easily reach the nearby town of Leamington Spa.



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Approximate total area⁰

1583.92 ft²

147.15 m²

Reduced headroom

10.53 ft²

0.98 m²





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