



Kestrel Row | Southam
Offers in Excess of £360,000


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This well-presented and recently built detached four-bedroom home is tucked away at the end of a quiet cul-de-sac on the sought-after Bloor development in Southam.

EPC rating B

- Four Bedroom Detached Home
- Garage and Gated Off Road Parking
- Easy Access to M40, Leamington, JLR, Coventry, Rugby + Banbury
- Openplan Kitchen/Diner with Appliances Including Dishwasher
- Family Bathroom, 2 Ensuite Shower Rooms, Cloakroom
- 3 Double Bedrooms & 1 Single Bedroom/Study
- Garden
- Gas Central Heating
- Double Glazing
- No Chain

With two ensuite bedrooms, a spacious open-plan kitchen/diner, garage, gated parking, and views across Southam Cricket Ground, this property is ideal for families, professionals, or those commuting to JLR, Leamington, Coventry, or the M40.

Step through the front door into a bright hallway with a spacious cupboard under the stairs, finished with luxury Amtico flooring, which flows seamlessly through to the kitchen/diner.

The modern kitchen includes a built-in oven, halogen hob, extractor, integrated dishwasher, and fridge/freezer. French doors lead directly into the rear garden—perfect for entertaining or enjoying a peaceful morning coffee.

A convenient downstairs cloakroom includes a utility area with space for a washing machine. The spacious dual-



aspect lounge offers excellent natural light and has been newly redecorated in neutral tones.

Upstairs, the master bedroom has open views across the cricket ground, and the bedroom features a built-in wardrobe and a luxury en-suite with a double shower. The second double bedroom also benefits from a stylish en-suite shower room. Bedroom 3 is a small double, while Bedroom 4 is a single room which would also be ideal as a home office or nursery. The family bathroom completes the first floor with a modern bath suite.

Outside

The property benefits from a private driveway with gated access, a single garage, there is parking for two cars on the driveway in addition to the garage and a low-maintenance rear garden. The garage has potential to be converted into additional living space subject to planning permission.

Location

Perfectly positioned for commuting, the home offers easy access to the M40, JLR, Leamington Spa, Coventry, Rugby and Daventry. Southam is a small rural market town with an active centre of shops, delicatessen, cafes and a leisure centre with gym and swimming pool. It has three primary schools and Southam College, an outstanding rated secondary school. The property is located just 0.6 miles from the town centre and Tesco Superstore. The estate has play areas and green spaces and adjoins the Cricket Club and Football Club.

Situation & Property Information

No chain
Freehold
Council Tax Band E - Stratford Upon Avon



Viewings
Strictly by appointment only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate Gross Internal Area
92.94 sq m / 1000.39 sq ft
Garage Area
19.06 sq m / 205.16 sq ft

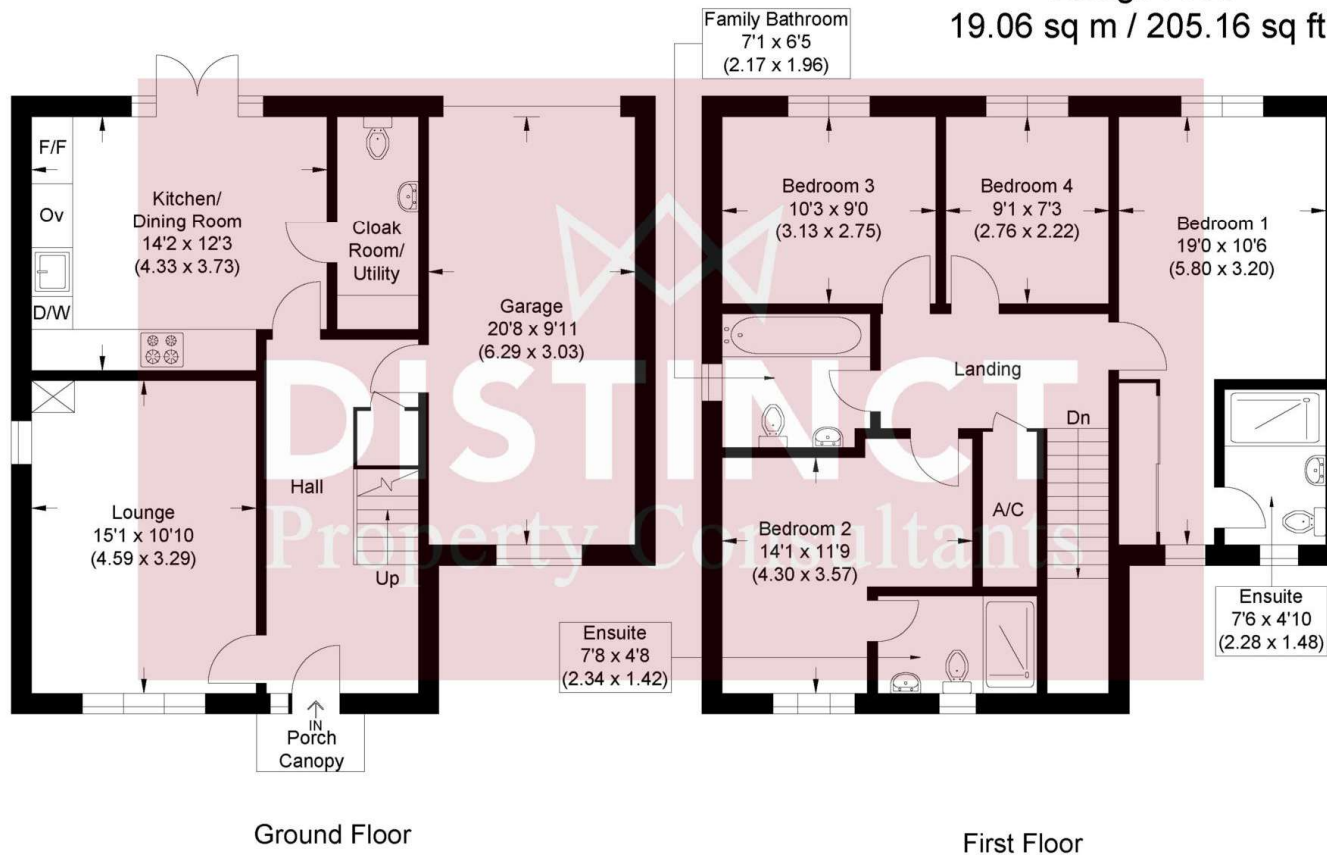


Illustration for identification purposes only, measurements are approximate, not to scale.

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