



**Wilcox Close, Bishops Itchington, Southam,
Warwickshire, CV47**

Offers Over: £775,000

Freehold

Wilcox Close, Bishops Itchington, Southam, Warwickshire, CV47

This beautifully presented detached home in the sought-after village of Bishops Itchington offers versatile living spaces and a wealth of modern comforts. The ground floor features a welcoming entrance hall leading to a well-appointed open-plan kitchen with ample wall and base units, a large central island with seating, and modern appliances, creating the perfect hub for family meals and entertaining. Adjacent to the kitchen is a generously proportioned living room with tasteful décor, an elegant formal dining room for special occasions, and a well-positioned home office ideal for remote working or study. A convenient WC completes the practicality of the layout.

The first floor comprises five spacious bedrooms, including a luxurious principal suite with a private balcony and a stunning en-suite bathroom featuring modern, high-quality fixtures. Four additional double bedrooms offer ample space and elegant décor, with one currently serving as a dressing room. The contemporary family bathroom is beautifully finished with sleek tiling, a walk-in rainfall shower, and sophisticated details.

Outside, the property boasts a landscaped garden with a patio area for outdoor dining and relaxation, alongside a fully insulated garden room currently used as a gym with a separate section for tools. The front of the house features a large driveway with ample parking and access to a triple garage. Above the garage is a spacious one-bedroom annex, providing an excellent space for extended family or potential rental income.



GROSS INTERNAL AREA: 2289 sq ft, 213 m2
BALCONY: 31 sq ft, 3 m2, LOW CEILINGS: 108 sq ft, 11 m2, GARAGE: 495 sq ft, 46 m2, STORAGE: 40 sq ft, 4 m2
OVERALL TOTALS: 2963 sq ft, 277 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION





