



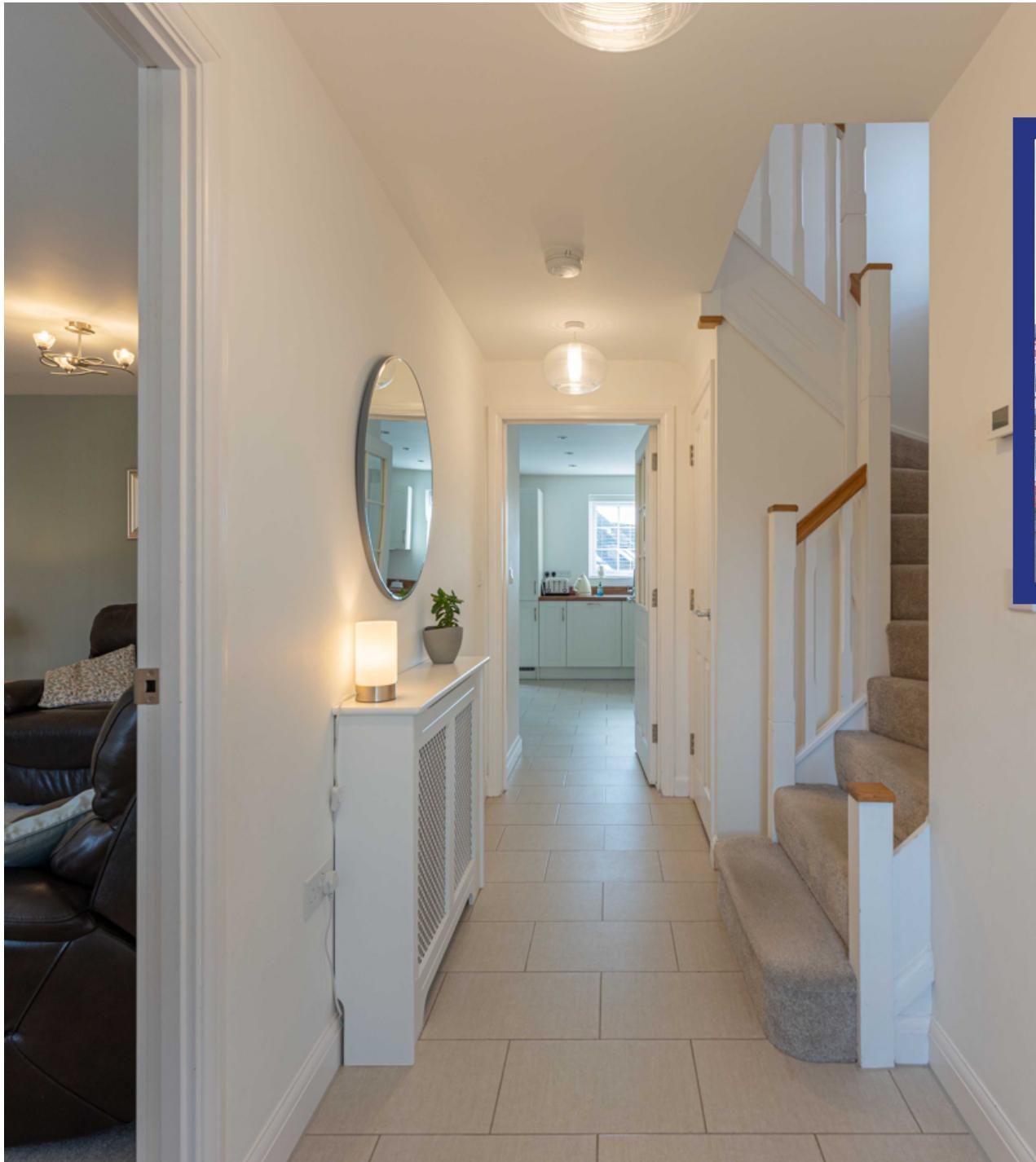
Keepers Meadow, Long Itchington, CV47
£475,000

Winkworth

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About the Property

Winkworth Leamington Spa are pleased to present to the market Keepers Meadow, Long Itchington, a modern and well-proportioned detached family home built by David Wilson Homes to their popular Irving house type, positioned within this highly regarded village development.

The property offers generous and practical accommodation arranged over two floors, complemented by tandem parking for two vehicles, a semi-detached garage and a beautifully landscaped rear garden. Of particular note, the current owners have extended the rear terrace, creating an excellent sun trap and an ideal space for outdoor dining and entertaining.

Material Information:

Council Tax: Band E

Local Authority: Stratford-Upon-Avon District Council Broadband: Ultrafast Broadband Available (Checked on Ofcom Jan 26)

Mobile Coverage: Limited Coverage (Checked on Ofcom Jan 26)

Heating: Gas Central Heating

Listed: Not Listed

Tenure: Freehold











The Finer Details

The property is entered via a composite front door into a welcoming entrance hall, with stairs rising to the first floor and useful storage beneath. A cloakroom/WC is positioned off the hallway, providing everyday practicality.

To the front of the house sits a bright and comfortable sitting room, enhanced by a bay window that allows plenty of natural light and creates an inviting space for relaxation.

To the rear, the kitchen/dining room forms the heart of the home and enjoys direct access to the garden via double doors from the dining area. The kitchen is fitted with a range of wall and base units, complemented by an eye-level double oven, five-burner gas hob with extractor above and ample worktop space. The adjoining dining area comfortably accommodates a family table and flows seamlessly to the terrace beyond.

A separate utility room sits off the kitchen, providing space and plumbing for laundry appliances, additional storage and a side access door.

The first-floor landing gives access to four bedrooms and the family bathroom.

The principal bedroom is a well-proportioned double room and benefits from its own en-suite shower room, finished with a modern white suite.

There are three further bedrooms, all of which are well sized and versatile, suitable for children, guests or home working. These are served by a contemporary family bathroom, fitted with a white suite and shower over the bath.

To the front, the property is approached via a neatly planted foregarden, with tandem driveway parking for two vehicles leading to the a semi-detached garage.

The rear garden is private and thoughtfully arranged, with the extended paved terrace providing a superb sun trap and ideal entertaining space. Steps lead down to a lawn with flower beds, creating a family-friendly garden that is both attractive and easy to maintain.























About the Area

Keepers Meadow is set within the heart of Long Itchington, a highly regarded Warwickshire village known for its strong community feel, excellent local amenities and attractive canal-side setting. The village offers a well-balanced lifestyle, combining everyday convenience with easy access to surrounding towns and countryside.

Long Itchington benefits from a range of amenities within walking distance, including a Co-op convenience store, village shop, primary school, church and a choice of well-regarded public houses. The Grand Union Canal is approximately 400m on foot, providing scenic towpath walks, cycling routes and a popular waterside setting that is central to village life. The towpath leads on to the Lias Line Greenway.

Families are well served by schooling, with Long Itchington CofE Primary School located within the village, while further state and independent secondary options are accessible in nearby Southam, Leamington Spa and Warwick.

The historic market town of Southam lies approximately 4 miles by road, offering a wider range of shops and services, while Royal Leamington Spa is around 7 miles away, providing extensive retail, dining and leisure facilities. Transport connections are practical, with regular bus services linking the village to Leamington Spa and Southam, and road access to the M40 nearby, making Long Itchington a well-connected and appealing village location for a wide range of buyers.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL: 110 m²
 EXCLUDED AREAS: GARAGE: 14 m², WALLS: 12 m²
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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