



Townlands View, Butt Hill, Napton, CV47 8NE  
Offers Over £600,000

charlesrose.



Townlands View is a lovely family detached residence located in the picturesque village of Napton. Constructed in 2001 in a farm house style from Russet brick, offering incredibly spacious accommodation throughout from the glorious dual aspect living room to the farmhouse style dining kitchen with vaulted ceilings. There is also a further reception room on offer, a separate home office and a utility room all on the ground floor. The first floor continues with the vast space on offer with the four double bedrooms, the master affording an ensuite and a finally a family bathroom. There is a large driveway of which leads to the double garage to the rear nestled in the private gardens.

#### LOCATION

Butt Hill is located in the edge of the popular village of Napton. Located just three miles from Southam, Napton offers an abundance of local amenities including a parish church, village school, village hall, post office, general store, 4 public houses and a community centre. The major road network link to the M40 is a short drive away allowing great commuter access for prospective buyers.

#### GROUND FLOOR

Once entered into the property itself there is a spacious reception hallway with large storage cupboard and stairs rising to the first floor and access to the cloakroom. Doors lead off to a farmhouse style kitchen with vaulted ceilings and integrated appliances including a dishwasher, oven and hob, fridge and freezer, copious storage and vast spaces for large dining table. A separate utility room offers plumbing for further white goods. Further rooms on this level include a well proportioned dual aspect living room with focal wood burning stove. There is a separate dining room and even a home office. It is a perfect blank canvass for the new buyers to add their touch.

#### FIRST FLOOR

The first floor continues with the sheer space on offer. The galleried landing gives way to a fabulous principal bedroom with dressing area, fitted wardrobes and access to an ensuite bathroom. There are three further double bedrooms on offer; all of which offer fitted wardrobes and lovely outlooks. Finally there is a family bathroom on offer together with access into the loft space.

#### OUTSIDE

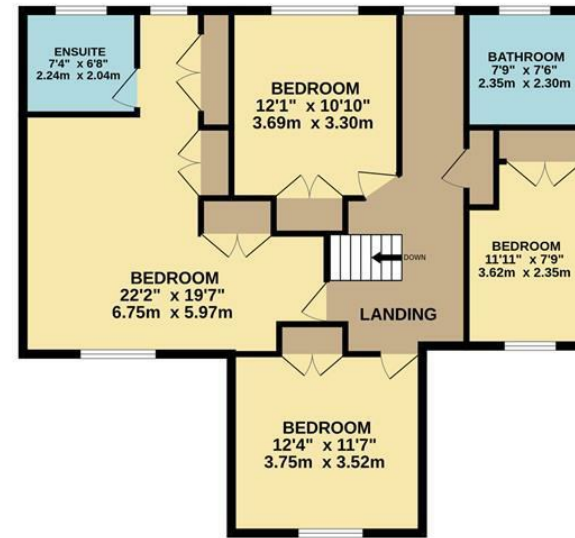
Upon arrival to the property you are greeted with timber gates that lead you into the gardens with a cotswold pebble driveway continuing to the side of the property and the double garage found to the rear. There is ample parking to the front and side and to the rear the private rear garden is accessed from both the kitchen and the main reception room. The gardens are made up of a paved patio area and in turn lawns.



GROUND FLOOR  
1487 sq.ft. (138.1 sq.m.) approx.



1ST FLOOR  
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 2427 sq.ft. (225.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>64</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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