



**Connells**

The Elms  
Hatton Warwick



# The Elms

## Hatton Warwick CV35 8XN

for sale offers over  
**£425,000**



### Property Description

A charming family home situated in the desirable village location of Hatton, Warwick. This spacious family home offers a great amount of living space and further benefits from a private and very generous rear garden as well as off road parking.

Accessed from the parking area, the courtyard is private and gated, and provides access to outside storage. Leading straight into the kitchen and through to the lounge/snug area. This delightful home has been extended to the side and comes with a separate dining space to the rear. On the first floor there are three light and airy bedrooms, a family bathroom and an en suite off the master.

Hatton is well placed for access to local towns, centres and communication links, with regular commuter rail links available from nearby Hatton Station & Warwick Parkway. The nearby A46 links directly to the M40 motorway at Warwick, as well as linking to the A45 and Eastern Coventry bypass for the M69 and M6.

There is great local access to Warwick, Stratford upon Avon, Kenilworth, Solihull and Coventry. Hatton also offers a well established primary and secondary schools within close proximity to the property. Station Road is approximately a 10 minute drive into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

### Courtyard

Accessed from the parking area to the front and benefits from three storage sheds, a log store, mature shrubs to front providing privacy and side access into rear garden.

### Kitchen

11' 6" x 6' 2" ( 3.51m x 1.88m )

Fitted with a range of base and wall mounted units with a solid Oak wood worktop over with a Belfast sink. Integrated appliances include a double oven and electric hob. Space and plumbing for washing machine. Window overlooking the gorgeous courtyard area. Door through to:

### Snug

14' x 10' 1" ( 4.27m x 3.07m )

This room is part of the original home and was used as a lounge, now it features a fabulous space for any occasion. The room benefits from an open fire which opens into the dining space behind. Window to the front providing light and overlooking the front aspect. There is an archway leading through to:

### Lounge

14' 6" x 9' 11" ( 4.42m x 3.02m )

Here we walk into the extension, built to elevate the character within the property, yet more in tune with the modern life. The dual aspect windows provide lots of light, and the French doors lead out into the paved patio area overlooking the gorgeous garden to rear.

## Dining Room

12' 7" x 10' 11" ( 3.84m x 3.33m )

Understairs storage, wood floorboard flooring, open fire which opens into snug and door to rear hallway, with stairs up to;

## Landing

Loft access with ladder. Loft has light and is boarded.

## Bedroom One

11' 5" x 9' 10" ( 3.48m x 3.00m )

Double bedroom with a window overlooking the garden, door to;

## Ensuite

Chrome shower cubicle, hand wash basin, low level WC and window to front.

## Bedroom Two

10' 4" x 9' 1" ( 3.15m x 2.77m )

A double room, with a window overlooking the rear elevation.

## Bedroom Three

10' x 7' 2" ( 3.05m x 2.18m )

Ample sized room with a window to front.

## Bathroom

Fitted with a suite comprising of a bath with shower over, vanity wash hand basin, low level WC, electric heated towel rail and window to front.

## Loft Space

2 x loft spaces.

1 x insulated and boarded.

## Rear Garden

A well planned and fantastic garden with a paved patio area just next to the French doors in the lounge, ample space for al fresco dining. Laid lawn with hedging and an array of plants and flowers. Fruit trees to the rear, with further space currently housing two greenhouses, a vegetable patch and chicken coop to the rear.

## Parking

Off road parking to the front.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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14 High Street  
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EPC Rating: F Council Tax  
 Band: C

Tenure: Freehold

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