



The Elms

Hatton Warwick CV35 8XN

for sale offers over
£425,000



Property Description

This stunning home offers a wealth of character, charm and natural light throughout. The Elms is ideally located within walking distance of Hatton Station and has easy access to surrounding local towns and additional travel links.

Accessed from the rear, the vibrant courtyard is private and gated, and provides access to outside storage. The kitchen is located to the front of the home and offers plenty of worktop space, ideal for food preparation. There is a separate snug through lounge, providing plenty of living space to spread out. This delightful home has been extended to the side and comes with a separate dining space with a brick fireplace, perfect for cosy evenings and family meals.

On the first floor there are three well sized bedrooms, a family bathroom and a re-fitted en-suite leading off the primary bedroom. There is loft access from the landing with a built in loft ladder, boarding and light.

The rear of this home is a beautiful rear garden filled with vibrant greenery and multiple seating areas. The carefully landscaped rear garden is not overlooked, offering plenty of privacy to enjoy your outdoor space. Primarily laid to lawn, the garden also features a charming patio and dedicated seating area, ideal for outdoor relaxation and entertaining. There is plenty of vibrant greenery and stunning outdoor shrubbery, offering a picturesque and peaceful setting.

The Location

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 Entrance

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, wooden flooring, open fire which opens into snug and door to rear hallway, with stairs up to;

Landing

Carpeted flooring, doors to all rooms and loft access with built in loft ladder, light and boarded.

Bedroom One

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

Double bedroom with carpeted flooring and a window overlooking the rear garden.

Ensuite

Chrome shower cubicle, hand wash basin, low level WC, black slate tiled flooring, and window to front.

Bedroom Two

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

A double room with a wooden flooring and a window overlooking the rear garden.

Bedroom Three

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

Spacious room with carpeted flooring and a window to the front.

Family 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

Access to 2 loft spaces with 1 of the loft spaces being 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

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 Band: C

Tenure: Freehold

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