



**Connells**

Tredington Park  
Hatton Park WARWICK



# Tredington Park Hatton Park WARWICK CV35 7TT

for sale offers over  
**£625,000**



## Property Description

An exceptional grade II listed family home retaining a wealth of character, this home exudes charm at every turn. This stunning four-bedroom home is perfectly situated in the desirable location of Tredington Park.

Inside, the heart of the home is a spacious lounge with large windows and complete with a cosy fireplace, perfect for relaxing evenings. A well-appointed kitchen diner providing the ideal space for family meals and entertaining. Leading off from there is the handy utility room, there is also a cloakroom for added convenience. There is a carefully designed study placed in the hallway, creating a peaceful space to work from home or do some reading.

The stairs lead up to the first floor featuring oak flooring and an archway on the landing. There are four light and airy bedrooms with tall ceilings and large windows. The primary bedroom boasts its own en-suite and stunning views of Tredington Park. The family bathroom is ideally located on the same floor.

Stepping outside into the low-maintenance rear garden with artificial lawn and a delightful decking area, perfect for outdoor relaxing or barbecues in the summer. This gorgeous rear garden creates a sense of peace and privacy, a perfect extension of your living space.

This superb home is being sold with no onward chain and is complete with off road parking for multiple vehicles, and a picturesque front garden made up of mature plants, trees and shrubbery.

## The Location

Tredington Park is located within the sought after residential location of Hatton Park. The property is well located for the local commuter offering easy access to the A46 and M40 as well as Warwick Parkway Train Station and Hatton Station. Tredington Park is also within walking distance to the local shop and to the popular Avon River which is perfect for dog walks.

Tredington Park is a short 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. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

## Approach

Steps leading up to the front door with a lovely garden to the side. Mainly laid to lawn with mature trees, flowers and shrubs.

## Entrance Hall

Store cupboard and Oak flooring.

## Cloakroom

Wash hand basin and WC.

## Study

7' 4" x 4' 3" ( 2.24m x 1.30m )

Fireplace and carpeted flooring.

## Lounge

18' 5" x 14' 11" ( 5.61m x 4.55m )

Three windows to front with secondary glazing, fireplace and Oak flooring.

## Kitchen Diner

13' 5" x 13' ( 4.09m x 3.96m )

Fitted with a range of wall and base units with work surface over, built in oven, hob and extractor fan, space for fridge freezer. Karndean flooring, door and window to rear.

## Utility Room

6' 10" x 6' 3" ( 2.08m x 1.91m )

Wall and base units with sink. Space for washing machine and dryer.

## Landing

Oak flooring, archway feature wall, airing cupboard and loft hatch.

## Bedroom One

18' 8" x 10' 7" ( 5.69m x 3.23m )

Window to front with lovely views and Oak flooring.

## Ensuite

Low level flush WC, wash hand basin, shower, chrome towel rail and tiled flooring.

## Bedroom Two

18' 6" x 8' 3" ( 5.64m x 2.51m )

Two windows to front and Oak flooring.

## Bedroom Three

14' 5" x 7' 2" ( 4.39m x 2.18m )

Window to rear and carpeted flooring.

## Bedroom Four

10' 9" x 5' 2" ( 3.28m x 1.57m )

Window to rear and carpeted flooring.

## Family Bathroom

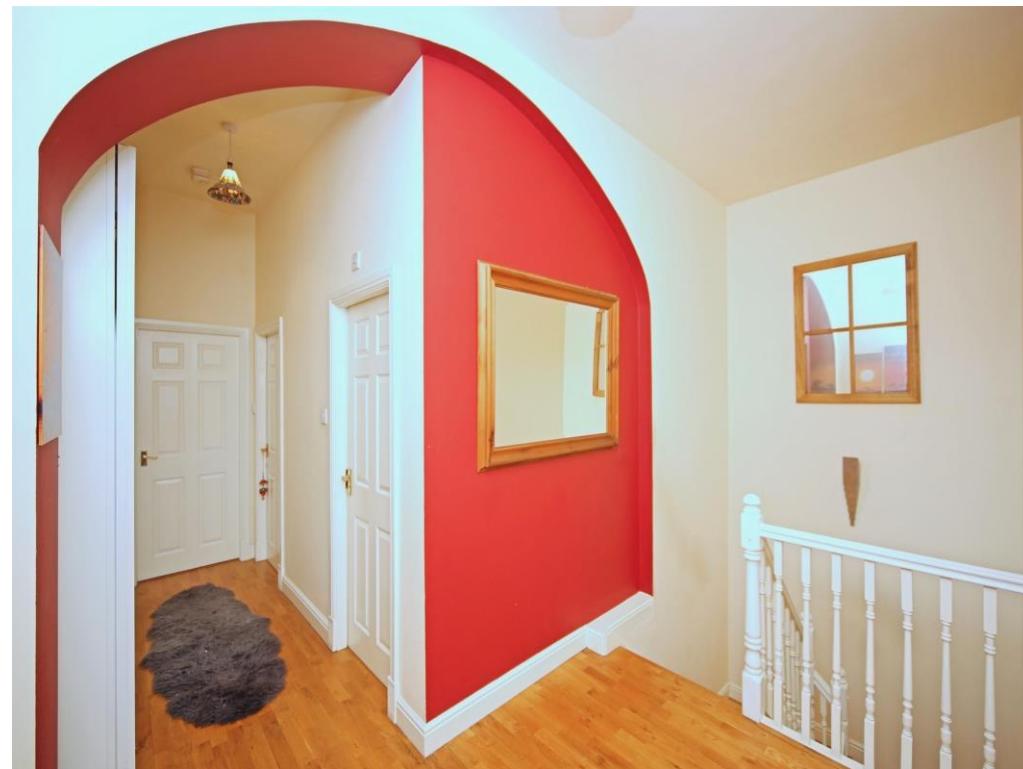
Shower over bath, low level flush WC, wash hand basin and Oak flooring.

## Rear Garden

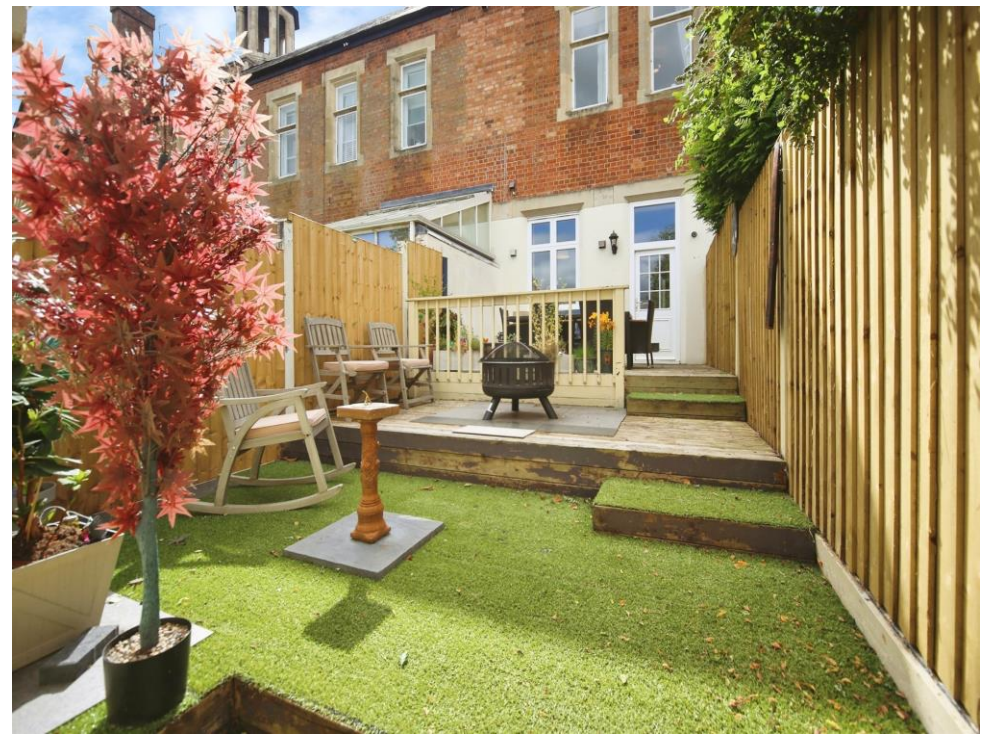
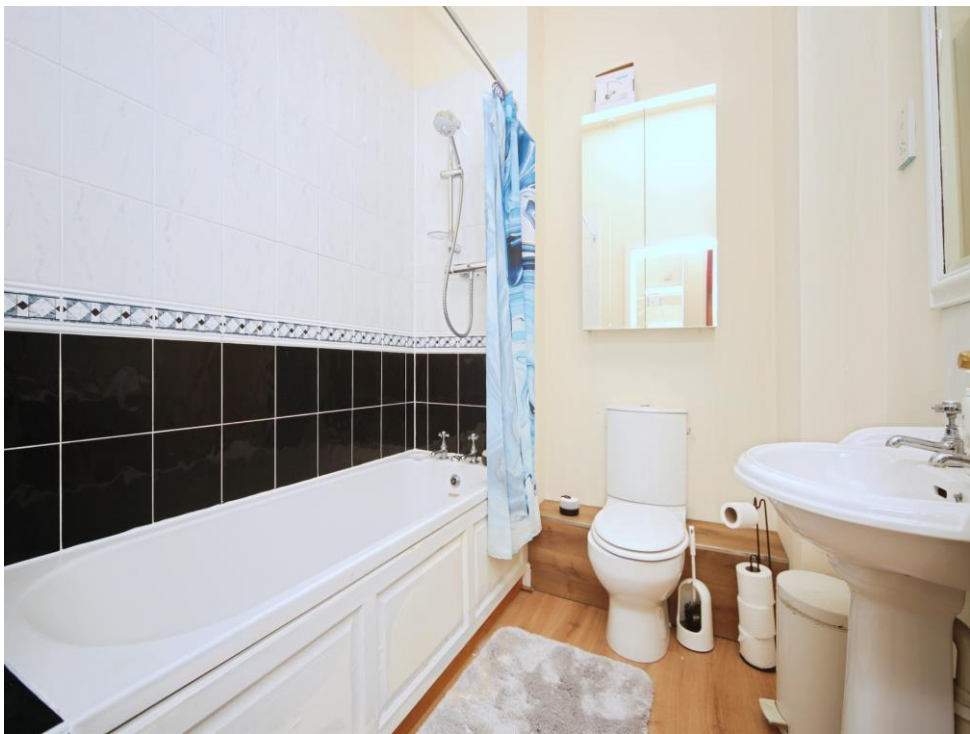
Private and enclosed garden with decking, artificial lawn, brick built shed and rear access.

## Vendors Notes

Maintenance of building and communal grounds has a MONTHLY service charge of £312.52. The freeholder is Hatton Park No. 2 Management Company Limited. The service charge is paid exclusively to property management limited.













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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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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