



Connells

Grove Park Cottages
Hampton-On-The-Hill Warwick

Grove Park Cottages Hampton-On-The-Hill Warwick CV35 8QR

for sale offers in the region of
£425,000



Property Description

This stunning home offers a wealth of character, charm and natural light throughout. There is a large entrance hall with a cloakroom to the rear for added convenience. The charming breakfast kitchen is well equipped with ample storage and comes with a lovely Belfast sink.

The lounge diner comes with feature beams and a log burner, perfect for cosy evenings. The lounge is an L-shaped room providing plenty of living space and has bi-fold doors leading into the private rear garden.

On the first floor, there are three light and airy bedrooms and a modern family bathroom. The primary bedroom further benefits from its own re-fitted en-suite. On the top floor is a well designed loft conversion, providing a spacious fourth bedroom with cupboard space.

The property further benefits from off road parking for two cars and a lovely rear garden. To the rear of the home is a private and enclosed rear garden. There is plenty of space for outdoor seating, entertaining or BBQ's in the warmer months. This well presented garden offers vibrant greenery and stunning outdoor shrubbery, offering a picturesque and peaceful setting.

The Location

Hampton-On-The-Hill is lovely family village situated on the outskirts of the historic Warwick Town. Within walking distance of the property there are playgrounds, cafe's, Budbrooke Medical Centre and other local amenities. The property is also within walking distance to Budbrooke Primary School and is just a short drive to Aylesford High School, both Ofsted rated good.

For the regular commuter 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. Warwick parkway is also a short 4 minute drive or 30 minute walk away.

Grove Park Cottages is an 8 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.

Entrance Hall

Wood tiled flooring, understairs cupboard with shelving and spotlights.

Cloakroom

WC and wash hand basin with storage.

Lounge Diner

23' 7" x 17' 7" (7.19m x 5.36m)

Window to rear, beams, log burner, part carpeted and part wood effect flooring, wired ethernet point and bi-fold doors to rear.

Breakfast Kitchen

12' 9" x 11' 3" (3.89m x 3.43m)

Fitted with a range of wall and base units with Granite work surface over, double Belfast sink, built in dishwasher, oven, gas hob and extractor fan and fridge freezer. Space for washing machine. Worcester boiler, tiled flooring, spotlights and window to front.

Landing

Airing cupboard, spotlights and carpeted flooring.

Bedroom One

12' 7" x 11' (3.84m x 3.35m)

Window to rear and carpeted flooring.

Ensuite

Shower, wash hand basin with storage and WC.

Bedroom Two

11' 11" x 10' 1" (3.63m x 3.07m)

Located on the top floor with a Velux window, wired ethernet access point and cupboards.

Bedroom Three

9' 5" x 8' 6" into door recess (2.87m x 2.59m into door recess)

Window to front and carpeted flooring.

Bedroom Four

10' 5" x 6' 3" (3.17m x 1.91m)

Skylight and carpeted flooring.

Family Bathroom

Feature rainfall shower over bath, wash hand basin with storage, WC, towel rail and Velux window.

Rear Garden

Mainly laid to lawn with mature trees, lovely patio area, external dual socket supply, a shed and rear access.

Parking

Two parking spaces to the rear.









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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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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