



Connells

Grove Park Cottages
Hampton-On-The-Hill Warwick

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for sale offers in the region of
£450,000



Property Description

Set in the sought-after village of Hampton-On-The-Hill, this beautifully presented home offers the perfect blend of countryside charm and modern convenience. With spacious interiors, high ceilings, private parking, and easy access to Warwick and Leamington Spa, it's ideal for families, professionals, or anyone seeking a peaceful retreat with excellent connectivity.

On the ground floor is the welcoming entrance hall leading to the stylish guest cloakroom on the left and the front-facing kitchen on the right. This stunning kitchen boasts integrated appliances for a sleek finish, including a wine cooler and a characterful Belfast sink. The separate dining room flows seamlessly into the lounge, complete with exposed ceiling beams, bi-fold doors leading into the private rear garden and a log burner - perfect for cosy evenings.

On the first floor you will find two generous bedrooms with the primary bedroom benefiting from its own en-suite for added privacy and comfort. There is also an impressive four-piece family bathroom with a rainfall shower.

This gorgeous home has a thoughtfully designed loft conversion with the stairs leading up from the study/fourth bedroom. The lovely study area provides plenty of space to comfortably work from home, ideal for remote working or quiet reading. On the top floor is a large double bedroom bathed in natural light and offering excellent storage.

Hampton-On-The-Hill

Whether you're drawn to the village's elevated views, its close-knit community, or the proximity to good schooling and transport links, this home offers a rare opportunity to enjoy rural living without compromise.

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 stunning scenic walks, 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

Spotlights, understairs storage and wood flooring.

Cloakroom

Spotlights, wash hand basin, low level flush WC, tiled flooring, chrome towel rail and window to front.

Dining Room

10' 5" x 6' 6" (3.17m x 1.98m)

Window to the side and carpeted flooring.

Lounge

18' x 12' 10" (5.49m x 3.91m)

Character ceiling beams, log burner, carpeted flooring, window and bi-fold doors to the rear.

Kitchen

10' 5" x 8' 9" (3.17m x 2.67m)

Fitted with a range of wall and base units with solid oak work surfaces over and a Large Belfast sink. The stylish kitchen comes with the following integrated appliances; grill, oven, gas hob, fridge freezer, washing machine and a wine cooler. There are spotlights, tiled flooring and a window to the front.

Landing

Wool carpeted flooring and airing cupboard.

Bedroom One

13' 4" x 11' 2" (4.06m x 3.40m)

Window to the rear, carpeted flooring and a private en-suite.

En-Suite

A fully tiled en-suite with a double shower with rainfall shower head, wash hand basin, low level flush WC, tall towel warmer and extractor fan.

Bedroom Two

15' 1" x 11' 11" (4.60m x 3.63m)

Located on the top flooring with two Velux windows, built in storage cupboard, additional storage in the eaves and carpeted flooring.

Bedroom Three

9' 5" x 8' 5" (2.87m x 2.57m)

Window to the front and carpeted flooring.

Study / Fourth Bedroom

11' x 6' 9" (3.35m x 2.06m)

Velux window and carpeted flooring.

Family Bathroom

A contemporary four-piece family bathroom complete with a rainfall shower, free-standing bath, low level flush WC, wash hand basin and chrome towel warmer. This family bathroom is fully tiled, comes with spotlights and a window to the rear.

Rear Garden

The delightful rear garden has been carefully landscaped with a patio offering space to host barbecues or relax with a morning coffee. The rest of the garden is mainly laid to lawn and surrounded by mature vibrant greenery offering a peaceful setting. There is a new shed as well as side and rear access for added convenience.

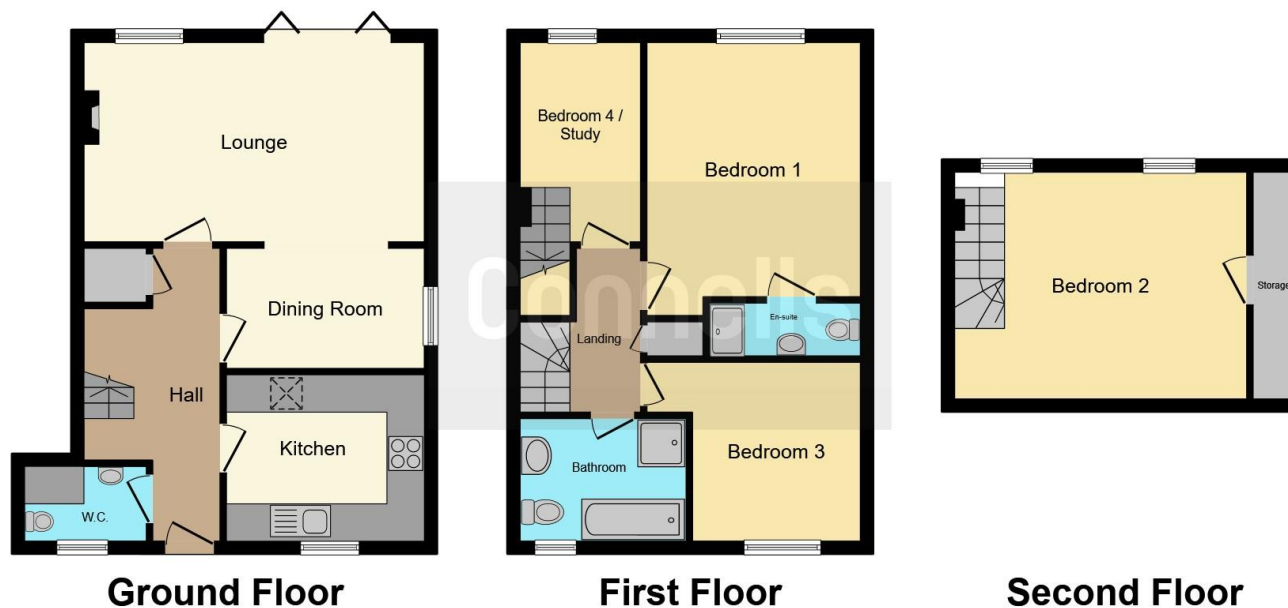
Private Parking

There is private off parking to the rear of this home which comfortably fits two vehicles and can be easily accessed through the garden.









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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14 High Street
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EPC Rating: Awaited
 Council Tax Band: E

Tenure: Freehold

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