



Connells

5 Hithersand Close
Hampton Lucy Warwick

5 Hithersand Close Hampton Lucy Warwick CV35 8BW

for sale offers over
£900,000



Property Description

Connells are delighted to present this large, beautifully presented detached family home, situated in the highly desirable village of Hampton Lucy boasting open view over private garden and the local church. .

Bright and spacious throughout, the property incorporates a versatile open plan living space incorporating a superb kitchen/diner with integrated appliances and pantry area, a separate utility, Conservatory, Cloakroom and lounge with log burner. With underfloor heating throughout ground floor.

To the first floor there is a striking galleried landing, four bedrooms, the master benefiting from an en-suite, a walk in dressing room and a family Bathroom/wet room.

Externally the property has a driveway providing off road parking for several cars, detached double garage and a generously sized and well-maintained rear private garden.

CONTACT US NOW TO ARRANGE YOUR VIEWING!!

Introduction

Hampton Lucy is a pleasant Warwickshire village set in rural surroundings and within easy reach of excellent local facilities in Wellesbourne, located close to Stratford-upon-Avon, Warwick and Royal Leamington Spa with the comprehensive facilities and amenities that these very popular towns offer. Hampton Lucy itself has a village school, a church and a public house.

Open Plan Living Space

34' 1" MAX x 33' 9" MAX (10.39m MAX x 10.29m MAX)

Having a composite door from the front elevation leading into this spacious, open plan

ground floor living space with herringbone Amtico flooring throughout and incorporating the following areas:

Dining Area

34' 1" MAX x 12' 9" MAX (10.39m MAX x 3.89m MAX)

Having impressive vaulted ceiling, floor to ceiling double glazed windows to the side elevation, double glazed window to the front elevation, stairs leading to the first floor accommodation and opening through to :

Kitchen Area

16' 9" MAX x 9' 6" MAX (5.11m MAX x 2.90m MAX)

Beautifully modern and stylish, custom made German kitchen comprising wall and base units with Dekton ceramic worksurfaces over, inset sink and drainer unit , space for two wall-mounted ovens, integrated appliances available by negotiation : Miele self-dosing dishwasher, Caple wine cooler, Caple full length fridge and full length freezer and integrated full height red wine cupboard. There is a central island unit with push to open drawers and Siemens hob to hood over. Double glazed window to the rear elevation, opening through to conservatory, door to utility room and incorporates a useful pantry room.

Pantry

7' 9" x 3' 7" (2.36m x 1.09m)

Useful Pantry room incorporated within the kitchen area, with fitted shelving, Amtico flooring and automatic sensor lighting;

Utility

Modern fully fitted Utility comprising matching wall and base units with composite, laminate work surfaces over, tiled splash back, space

and plumbing for washing machine and tumble drier and double glazed window and door to the rear elevation:

Cloakroom

Having wall mounted WC, washhand basin, extractor fan, inset ceiling downlighters, floor to ceiling cupboard, Amtico flooring and double glazed window to the rear elevation;

Lounge

22' 9" MAX x 14' 4" MAX (6.93m MAX x 4.37m MAX)

Generous sized lounge with Amtico flooring, spotlighting to the ceiling, wall mounted feature log burner, double glazed window to the front elevation and French doors to the rear elevation into the garden.

Breakfast Area

11' 6" x 9' 8" (3.51m x 2.95m)

Having underfloor heating, double glazed windows to all elevations and French doors to the side elevation.

First Floor

Landing

Open gallery landing having stairs rising from the ground floor and doors off to bedrooms and bathroom;

Bedroom One

11' 4" x 15' 3" (3.45m x 4.65m)

Having radiator, inset LED strip lighting, LED fitted wall lights, double glazed window to the rear elevation and door to ensuite and dressing room/bedroom 5;

En Suite

Having low level WC, two wash hand basins with vanity units with tall matching cupboard, walk in shower with waterfall Mira shower, extractor fan, vertical towel rail, custom built cupboards, marble effect tiling to walls, wood laminate flooring and obscure double glazed window to the rear elevation;

Dressing Room/Bedroom Five

Having fully fitted wardrobes and shelving with Velux window to the front elevation;

Bedroom Two

11' 1" x 9' 5" (3.38m x 2.87m)

Having radiator and double glazed window to the rear elevation.

Bedroom Three

11' 8" x 10' 3" (3.56m x 3.12m)

Having radiator and double glazed window to the rear elevation;

Bedroom Four

11' 9" x 8' 8" (3.58m x 2.64m)

Reduced head height room with velux window to front elevation and built in cupboards.

Bathroom/Wet Room

Having radiator, wood effect Amtico flooring, wash hand basin with vanity unit, bath with mixer taps, walk in Waterfall shower with shower body jet system, WC, inset spotlight downlighters and obscure double glazed window to the side elevation:

Outside

Front

Generous driveway providing parking for several vehicles to the front of the property and given access to Garage and garden.

Double Garage

Double garage with power, light and an electric up and over door.

Rear Garden

Large rear wrap around enclosed garden with a brick wall and a timber fence to the boundaries, mainly laid to lawn with mature shrubbery to the borders, patio area ideal for outdoor dining and entertaining, timber shed, gate giving access to the front elevation and green house.

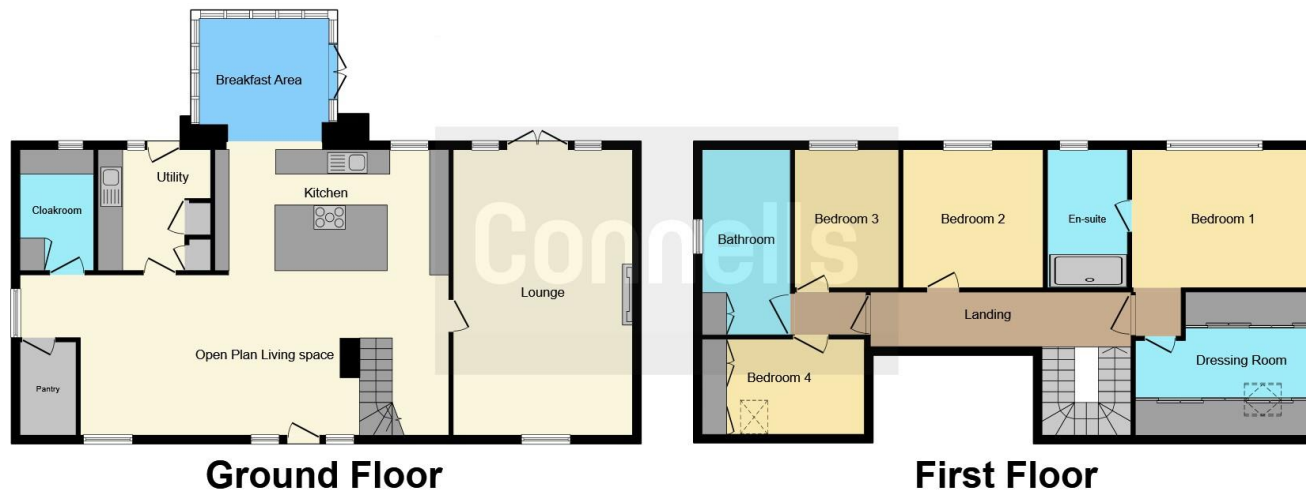
Council Tax

Local Authority: Stratford District Council
01789 267575









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

To view this property please contact Connells on

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103586



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBE103586 - 0009