



Connells

The Spinney
Hampton Lucy Warwick



Property Description

Connells are delighted to present this immaculately presented FIVE bedroom family home located in the village of Hampton Lucy, offering generous accommodation throughout.

To the ground floor the property boasts a modern fully fitted Kitchen/dining room with ample space for a dining table with access to the garden and a door leading to the separate utility, The generous sized lounge has a feature fireplace and French doors to the rear also giving access into the garden. There is an additional Reception room to the front of the property.

To the first floor there are five bedrooms, two fully fitted en-suites, and a modern family bathroom.

Externally there is a driveway to the front of the property providing parking for several cars, as well as a double garage with light and electrics. The rear garden has a large patio area and a garden room ideal as a home/office or gym. This space has stunning rural views to the rear.

CONTACT US NOW TO ARRANGE APPOINTMENT TO VIEW!!

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.

Entrance Hall

Welcoming entrance hall having a door from front elevation, radiator, stairs rising to the first floor, understairs storage cupboard and door to Cloakroom, Kitchen/dining room, Lounge and:

Dining Room

16' 3" x 11' 10" (4.95m x 3.61m)

Versatile room having radiator and double glazed bay window to the front elevation;

Cloakroom

Having low level WC, wash hand basin, extractor fan, partly tiled walls and obscure, double glazed window to the side elevation;

Kitchen/Dining Room

15' 9" x 10' 3" (4.80m x 3.12m)

Fully fitted modern and stylish kitchen with matching wall and base units and complimentary work surfaces over, ceiling downlighters, stainless steel sink and drainer with mixer tap over, integrated range cooker with stainless steel splashback and extractor hood over, integrated fridge/freezer and dishwasher, ample space for dining area, double glazed windows and french doors to the rear elevation into the garden and door to:

Utility

Fitted with wall and base units with complimentary work surfaces over and upstand, incorporating stainless steel sink unit, space and plumbing for washing machine, radiator and door to the side elevation.

Lounge

24' 2" x 13' (7.37m x 3.96m)

Generous sized lounge having a feature fireplace, radiator, double glazed bow window

to the front elevation and French doors to the rear elevation:

First Floor

Landing

Having radiator, airing cupboard and doors off the all bedrooms and bathroom.

Bedroom One

13' 1" x 12' 4" into wardrobe (3.99m x 3.76m into wardrobe)

Having built in wardrobes, radiator, double glazed window to rear elevation and door to;

En Suite

Fitted with white suite, comprising bath, shower cubicle with waterfall shower attachment, wash hand basin, low level W/C, partly tiled walls, tiled flooring, chrome heated towel rail, extractor fan and obscure double glazed window to the rear elevation;

Bedroom Two

16' 5" MAX x 11' 4" (5.00m MAX x 3.45m)

Having radiator, double glazed window to front elevation and door to;

En Suite

Fitted with white suite comprising shower cubicle with waterfall shower attachment, wash hand basin, low level W/C, partly tiled walls, tiled flooring, radiator, extractor fan and obscure double glazed window to the front elevation;

Bathroom

Fitted with white suite, comprising bath, shower cubicle with waterfall shower attachment, wash hand basin, low level W/C, partly tiled walls, tiled flooring, radiator, extractor fan and obscure double glazed window to the side elevation;

Bedroom Three

12' 2" x 9' 3" (3.71m x 2.82m)

Having radiator and double glazed window to rear elevation;

Bedroom Four

12' 1" x 9' 4" MAX (3.68m x 2.84m MAX)

Having radiator and double glazed window to front elevation;

Bedroom Five/Study

9' 2" x 9' (2.79m x 2.74m)

Having radiator and double glazed window to rear elevation;

Outside

Front

Having driveway to the front of the property offering off-road parking for several vehicles, access to the double garage and gate to rear garden.

Double Garage

Having power and light.

Rear Garden

Generous sized rear garden with extensive paved patio area ideal for outside entertaining, lawned area, raised flower beds, mature shrubs, Garden Room, access to front of property, timber fences and fabulous countryside views to the rear;

Garden Room

13' 1" x 9' 10" (3.99m x 3.00m)

Versatile Garden Room with bifold doors out to the garden.

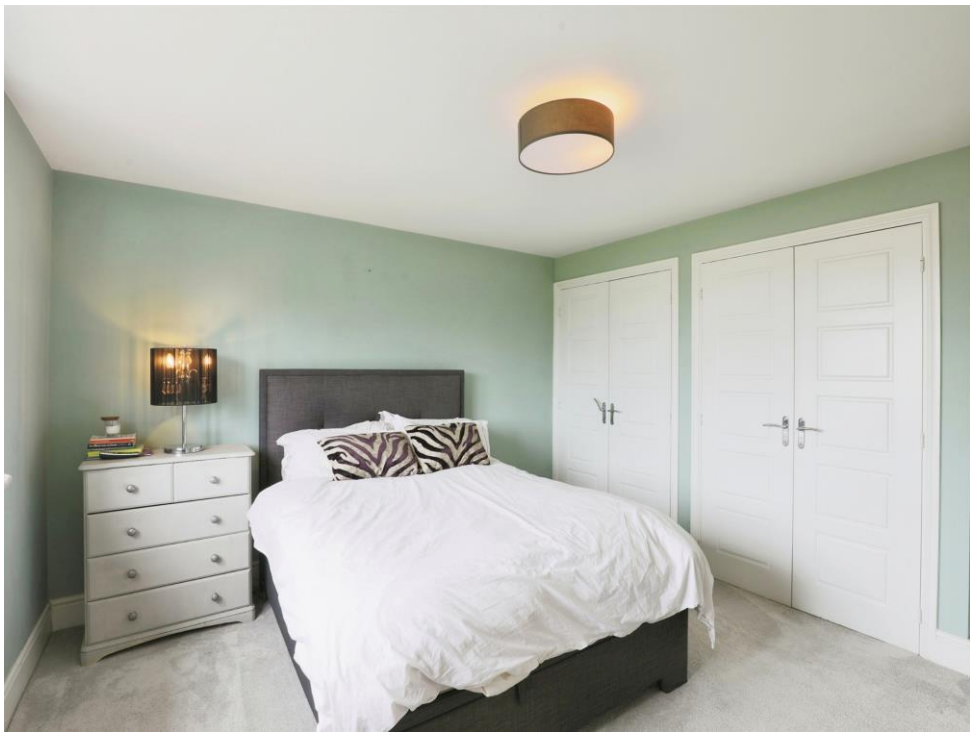
Council Tax

Local Authority: Stratford District Council

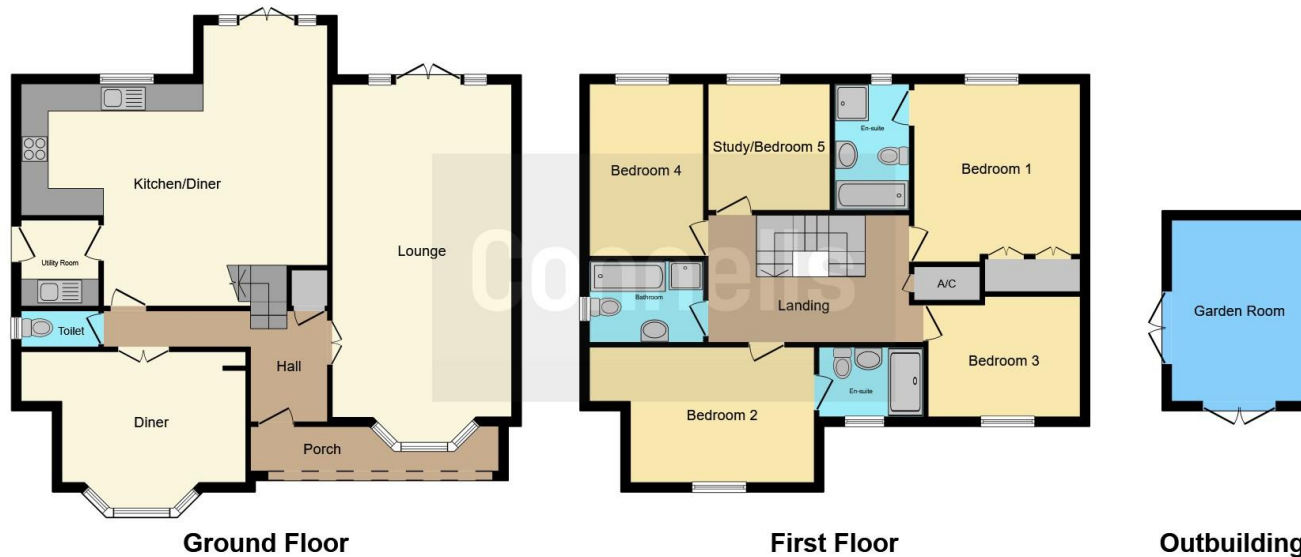
Viewings

Strictly by prior appointment via the selling agent









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: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103593



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: WBE103593 - 0008