



Connells

The Spinney
Hampton Lucy Warwick

The Spinney Hampton Lucy Warwick CV35 8DJ

for sale
£770,000



Property Description

Connells are pleased to present this well-maintained five-bedroom detached family home, set in the desirable village of Hampton Lucy. The property offers spacious and versatile accommodation throughout, ideal for modern family living.

On the ground floor, you'll find a contemporary kitchen/dining room with integrated appliances and ample space for a dining table, with direct access to the rear garden and a separate utility room. The generous lounge features a central fireplace and French doors opening to the garden, while an additional reception room at the front of the property provides flexible space for a study, playroom or snug.

Upstairs, there are five bedrooms including two with en suite shower rooms, along with a stylish family bathroom.

Outside, the property benefits from a driveway with parking for multiple vehicles, a double garage with power and lighting, and a landscaped rear garden with a large patio area. A garden room offers excellent potential as a home office, gym or studio, with open countryside views beyond.

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

11' 10" x 16' 6" Into bay (3.61m x 5.03m Into bay)

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

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

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

13' x 24' 1" (3.96m x 7.34m)

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

14' 4" x 13' 1" into wardrobes (4.37m x 3.99m into wardrobes)

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

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

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

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

Having radiator and double glazed window to front elevation;

Bedroom Four

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

Having radiator and double glazed window to front elevation;

Bedroom Five/Study

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

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 two electric up and over doors, ceramic tiled flooring and 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

Versatile fully insulated, habitable, Garden Room with, power, light, heating and french doors out to the garden.

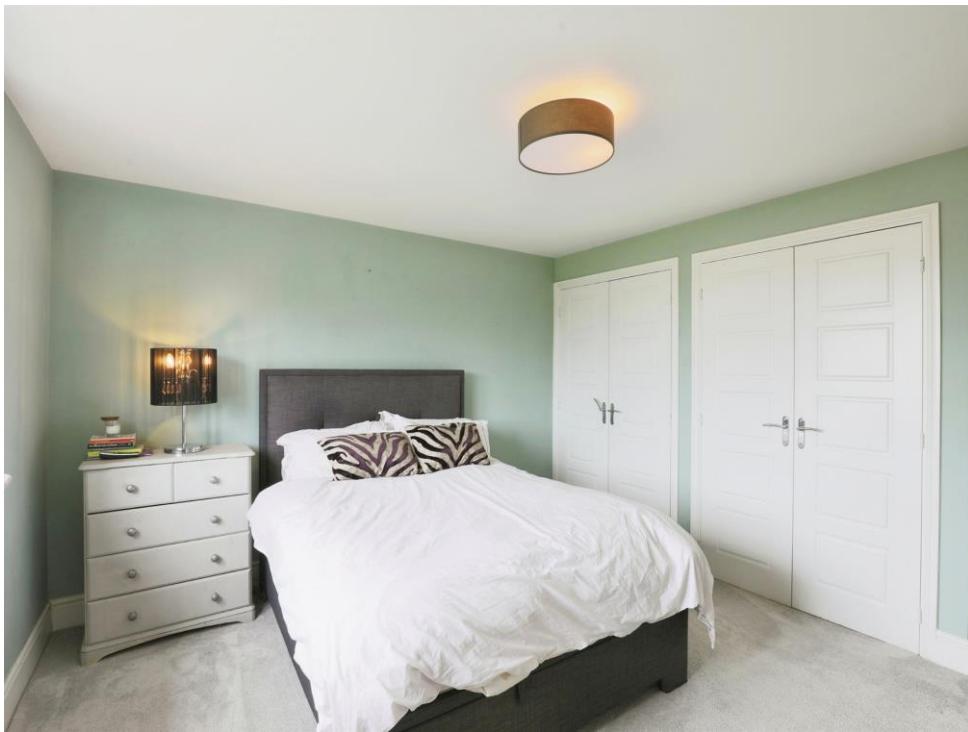
Council Tax

Local Authority: Stratford District Council

Viewing

Strictly by prior appointment via the selling agent







To view this property please contact Connells on

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Bridge Street
WELLESBOURNE CV35 9QP

EPC Rating: C Council Tax
Band: G

Tenure: Freehold

view this property online [connells.co.uk/Property/WBE104027](https://www.connells.co.uk/Property/WBE104027)



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