



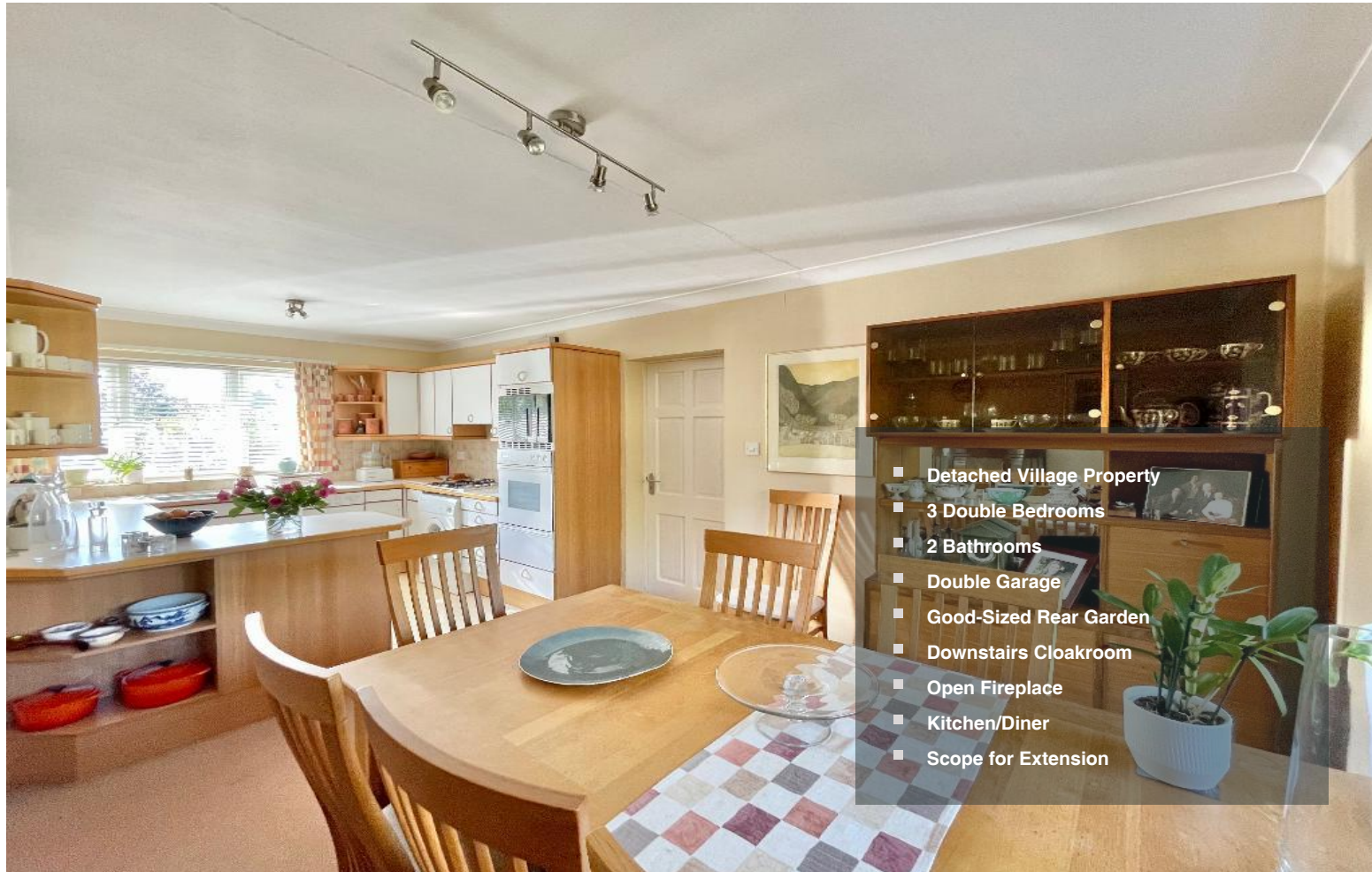
3 Bed Detached | Snitterfield Street, Hampton Lucy, Warwick | £475,000

Description

Welcome to this delightful 3-bedroom detached village property, nestled in the charming village of Hampton Lucy, conveniently located between the historic towns of Stratford-upon-Avon and Warwick. This lovely home boasts a double garage and a picturesque rear garden.

Upon entry, you'll find a spacious hallway that leads to the lounge, kitchen, and cloakroom. The lounge is a welcoming space with French doors opening to the rear garden and a window at the front, allowing an abundance of natural light to illuminate the room. There is also an open fireplace for those cosy winter evenings. The kitchen/diner features a bay window at the rear and a window at the front, creating a bright and airy atmosphere. A door leads to the boot room, offering convenient access to both the front and rear gardens. The downstairs cloakroom is equipped with a WC and basin, providing essential facilities.

Ascending the staircase, you'll arrive at a spacious landing that grants access to three generously proportioned double bedrooms and a family bathroom. The main bedroom offers a comfortable retreat with built-in wardrobes, a rear-facing window, and an en-suite shower room featuring a walk-in shower, WC, and basin. Bedroom 2 also boasts built-in wardrobes and a window at the front, while Bedroom 3 offers the same convenience with built-in wardrobes and a rear-facing window. The landing also offers access via a pull-down ladder to the spacious loft which could offer the potential for conversion to additional accommodation.



- Detached Village Property
- 3 Double Bedrooms
- 2 Bathrooms
- Double Garage
- Good-Sized Rear Garden
- Downstairs Cloakroom
- Open Fireplace
- Kitchen/Diner
- Scope for Extension

The rear garden is a tranquil haven, featuring a delightful patio area and a well-maintained lawn surrounded by mature planting. It's the perfect space for outdoor relaxation and entertaining. Gated access leads to the driveway at the rear of the property, where you'll discover a double garage with power and light, providing secure parking and additional storage space.

Hampton Lucy is a highly regarded village with a peaceful and welcoming atmosphere, and a community spirit that makes it a wonderful place to live. Additionally, it offers easy access to both Stratford-upon-Avon and Warwick.

Stratford-upon-Avon, the birthplace of William Shakespeare, is steeped in history and culture. The town boasts a vibrant mix of theaters, museums, shops, and restaurants, all within a short drive. Warwick, on the other hand, is renowned for its historic castle and offers a wealth of amenities and attractions.

This property also benefits from being within walking distance of the Hampton Lucy School, making it an ideal location for families. With its prime position between two historic towns, a highly regarded school, and the charm of village living, this 3-bedroom detached property is a rare find. Don't miss the opportunity to experience the best of Hampton Lucy village life. Contact us today to arrange a viewing.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band F with Stratford on

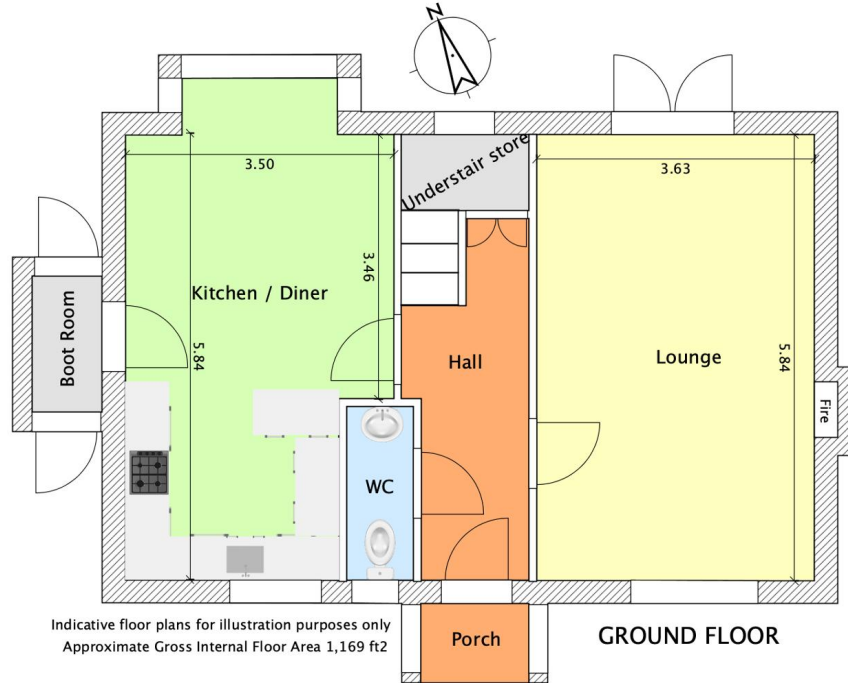


Avon District Council

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.







Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT US

01789417936

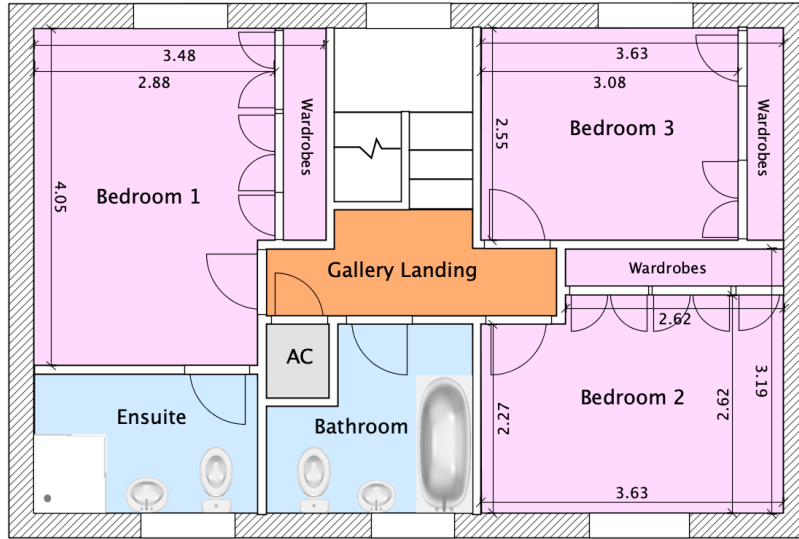
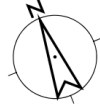
01789417936

hello@kennedys-stratford.co.uk

www.kennedys-stratford.co.uk

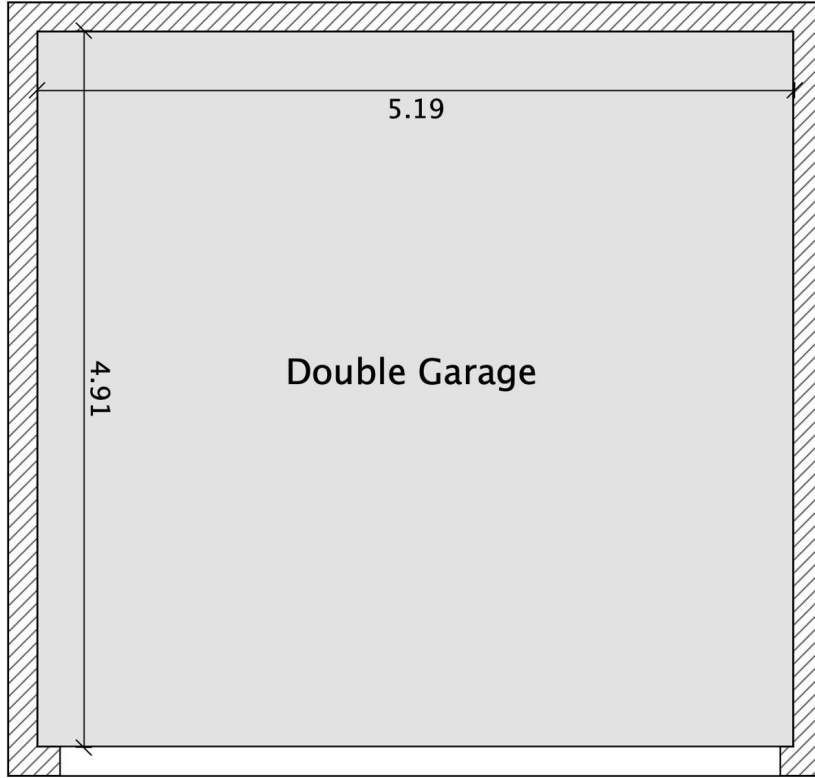
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Indicative floor plans for illustration purposes only
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