



3 Bed Detached Bungalow

Milnhay
Hampton-On-The-Hill
Warwick
CV35 8QR


MARGETTS
ESTABLISHED 1806

Price Guide £735,000

Milnhay
Hampton-On-The-Hill
Warwick
CV35 8QR



Price Guide £735,000

A beautifully presented and extremely attractive substantial detached bungalow enjoying unhindered rear views and set in this popular and sought after village just outside of Warwick. The three bedroom bungalow is superbly presented with two reception rooms and a beautiful refitted kitchen, double garage, utility/dog room, stunning gardens and summer house located in the garden. Viewing warmly recommended.

Entrance to Milnhay is achieved via an impressive double glazed stained glass front door with matching side panels in an art nouveau inspired design (Steven Cartwright glass design).

"L" SHAPED RECEPTION HALL

Once inside there is an "L" shaped reception hall with cloakroom off. The hall benefits from a radiator, wood laminate flooring throughout, with doors off leading to all other living areas. The loft is entered from the hall via a pull down loft ladder, allowing access to a good sized roof space.

LOUNGE

18'3" x 15'1"

Wood laminate flooring continues into this lovely proportioned room, giving a light and spacious feeling. The lounge benefits from beautiful views into the garden and across the open fields beyond. The full height, full width double picture window allows access onto the decking, with the opportunity to sit overlooking the pond and the beautiful garden. A wood burning stove set on a stone hearth is an additional feature to this lovely room. Three wall lights and two pendant lights enable a choice of lighting and atmospheres. Two double radiators.

DINING ROOM

18'6" x 10'9"

Entering the dining room one notes the triple aspect double glazed windows, which will again give views across the open countryside and/or garden. A sliding patio door leads to the attractive block paved patio/seating area with a pergola planted with roses above. Electric power points to patio.

STUNNING REFURBISHED KITCHEN

14'9" x 8'8"

There are two double glazed windows allowing plenty of light into this bright kitchen. A part glazed stable door gives further access out onto the patio with views over the mature flower bed to the lawn beyond. This superb fitted kitchen contains Verona quartz work surfaces which extend around the room, also incorporating a breakfast bar. The up-stands and window sills are finished in the same beautiful quartz to create a classic finish. Recessed into the worktop is a Franke double bowl Belfast sink with mixer tap and integral waste disposal unit. Plenty of storage is achieved with the eye level wall units benefitting from under unit lighting and several base units and wide soft closing drawers. Corner cupboards have storage in the form of a carousel and sliding shelf. The designed kitchen houses a Rangemaster Nexus double oven induction cooker, available under separate negotiation. Neff extractor hood above. Integrated fridge. Quality vinyl tile flooring fitted throughout.



UTILITY ROOM/DOG ROOM

A double drainer single bowl sink with mixer tap. Cupboards above and drawers/cupboards below. Oil filled thermostatically controlled electric radiator. Practical tiled flooring and butchers block wood work surface. There is potential storage under (currently used as dog bed/crate). Obscured double glazed window. Door leading into garage.

BEDROOM ONE

14'11" x 11'1"

A good sized bedroom with dual aspect double glazed windows complete with venetian blinds and double panel radiator.



BEDROOM TWO

11'9" x 10'11"

Lovely double bedroom with dual aspect room with double glazed windows, complete with venetian blinds, double panel radiator, fitted wardrobe (full height) with hanging rail and cupboard above.



BEDROOM THREE

11'2" x 8'11"

Double glazed window overlooking pretty side garden. Fitted wardrobe (full height) with shelving and cupboard above. Single panel radiator.

BATHROOM

Containing heated towel rail, white suite with panel bath and mixer tap with height adjustable over bath shower. Extractor fan. Low level WC, wash hand basin with mixer tap. Tiled walls and flooring. Full height fitted cupboard containing insulated hot water tank and shelving. Useful storage space above.

CLOAKROOM

has a low level wc, wash hand basin, radiator and obscured double glazed window.

OUTSIDE

Milnhay sits back from the road enjoying beautiful views to the front across to the church. There is side access to another garden area with raised beds, a rose arch and a gate leading to the back garden and greenhouse. There is a large lawned garden and block paved driveway providing parking for a number of vehicles and giving access to a

LARGE GARAGE

20'5" max reducing to 13'1" x 15'6" in width

with electrically operated 'up and over' garage door, electric light and power sockets. Large single aspect double glazed window with obscured glass. A back door leads to the garden outside. Door opening to a brick store with plumbing for a washing machine and vent for a tumble drier.

IMPRESSIVE REAR GARDEN

The beautiful rear garden is a site to behold, beautifully maintained and landscaped by the present owners with large lawn areas and block paved patio areas together with decking and ornamental garden pond. The extensive shrubbery and flower borders are well stocked and the garden enjoys delightful and unhindered rear views.

BEAUTIFUL TIMBER SUMMER HOUSE

10'9" x 9'0"

with power and double opening full height doors that open flat back and the two side windows. This gives us a super place to sit when the doors are fully open. We often sit out late into the evening and watch the sunset over the field and the bats skimming above the pond.

GENERAL INFORMATION

We believe the property is freehold and all main services are connected.





Milnhay Hampton-On-The-Hill, Warwick, CV35 8QR



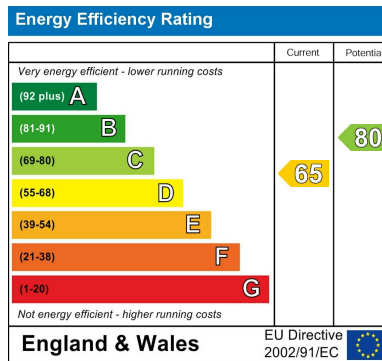
Ground Floor

Approx. 144.7 sq. metres (1557.2 sq. feet)



Total area: approx. 144.7 sq. metres (1557.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

MARGETTS
ESTABLISHED 1806