



Old Station Road, Hampton-in-Arden

Offers Over £800,000

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EXCLUSIVE







## PROPERTY OVERVIEW

This traditional detached property provides over 2000 sq ft of well presented living accommodation with further potential to extend subject to the necessary planning consents. Being set well back from the road behind a long driveway and benefiting from a generously sized rear garden backing onto open fields, the property provides the combination of being centrally located in Hampton-In-Arden whilst being privately located away from the main road. In summary the property provides potential purchasers with:- canopy porch, entrance hallway, breakfast kitchen being open plan to family room, large living room overlooking the rear garden, study, guest WC and to the first floor there are four excellent sized double bedrooms (2 x en-suite) and a family bathroom.

Outside, the property has a generous fore garden with driveway parking for multiple vehicles, single garage and a large rear garden overlooking open countryside.

Viewing is by prior appointment with Xact on 01676 534 411.







## PROPERTY LOCATION

Hampton in Arden is a most delightful village and provides excellent local amenities with stores, inns, a historic church with Norman origins, a doctor's surgery, a railway station, and many local village groups and clubs. The village is also surrounded by open green belt countryside and is within just four miles of Solihull town centre, which offers further and more comprehensive facilities. Meriden, Barston, and Knowle are all neighbouring villages, while junctions 5 and 6 of the local M42 lead to the Midlands motorway network, centres of commerce, and culture. The property is within walking distance to Hampton Gym, and the local railway station, just a 5-minute walk away, provides excellent rail links to Birmingham, Coventry, and London. Additionally, the property is just a 5-minute walk from a sports club with tennis facilities.

Council Tax band: E

Tenure: Freehold



- Traditional Detached Family Home
- Potential to Extend (STPP)
- Well Presented Throughout
- Breakfast Kitchen, Living Room & Study
- Approximately 1/4 Acre Plot
- Backing Onto Open Countryside
- Four Bedrooms (2 x En-Suite)
- Long Rear Garden



## **ENTRANCE HALLWAY**

## **WC**

## **LIVING ROOM**

22' 8" x 17' 9" (6.90m x 5.40m)

## **BREAKFAST KITCHEN**

14' 1" x 11' 6" (4.30m x 3.50m)

## **FAMILY ROOM**

13' 1" x 11' 6" (4.00m x 3.50m)

## **FULLY CUSTOM FITTED STUDY**

15' 3" x 7' 5" (4.65m x 2.25m)

Fitted with three integrated work stations.

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

17' 1" x 14' 5" (5.20m x 4.40m)

## **ENSUITE**

5' 5" x 4' 7" (1.65m x 1.40m)

## **BEDROOM TWO**

15' 7" x 9' 2" (4.75m x 2.80m)

## **ENSUITE**

5' 11" x 4' 7" (1.80m x 1.40m)

## **BEDROOM THREE**

12' 9" x 10' 8" (3.88m x 3.25m)

## **DRESSING ROOM**

7' 7" x 7' 1" (2.31m x 2.16m)

## **BEDROOM FOUR**

12' 5" x 11' 4" (3.78m x 3.45m)

## **BATHROOM**

6' 11" x 6' 9" (2.10m x 2.05m)





## **OUTSIDE THE PROPERTY**

### **GARAGE**

15' 3" x 9' 2" (4.65m x 2.80m)

### **TOTAL SQUARE FOOTAGE**

188.5 sq.m (2029 sq.ft) approx.

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Integrated Beko fan oven, integrated Indesit induction hob, extractor, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in two bedrooms and garden shed.

### **ADDITIONAL INFORMATION**

Services – direct mains water, sewers and electricity.  
Broadband – FTTC (fibre to the cabinet).

### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 188.5 sq.m. (2029 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Xact Homes

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