

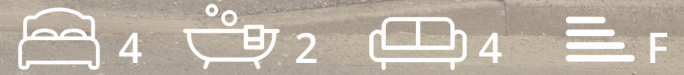


# CHANGE HOMES



Hilton , Warwick, CV35 7NJ

Guide price £700,000









Guide price £700,000

# Hilton

Warwick, CV35 7NJ

- Fantastic Living Space
- Spacious Driveway
- Detached
- Extended
- Fields Views Front & Back
- Outdoor Home Office
- Two Bathrooms
- Garage

**\*\*Fantastic Living Space, Countryside Location & Home Office\*\*** Welcome to this charming, bay fronted property located in the picturesque village of Haseley Knob, Warwick. This delightful house offers a spacious ground floor that has been tastefully extended to provide ample living space for you and your family.

The property briefly comprises on the ground floor; porch, entrance hallway, open plan kitchen dining room, utility room, family room, living room, bedroom three/study, bathroom. To the first floor; landing, three bedrooms sharing a family bathroom along with ample loft space for storage. Externally; Driveway for multiple vehicles, garage, landscaped rear garden and home office.

One of the highlights of this property is the newly fitted kitchen, perfect for whipping up delicious meals and entertaining guests. Imagine cooking in this modern kitchen while enjoying the beautiful views of the surrounding fields.

Additionally, this property boasts a garden office, providing you with the perfect space to work from home in peace and tranquillity. The office overlooks the well-maintained garden, offering a serene environment for maximum productivity.

With field views surrounding the property, you can wake up to the sight of lush greenery every morning, creating a peaceful and idyllic setting for your daily life.

Don't miss out on the opportunity to make this house your home and enjoy the best of village living in Haseley Knob. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.



## Porch

## Entrance Hallway

## Kitchen

14'8 x 12'1 (4.47m x 3.68m)

## Dining Room

11'6 x 10'08 (3.51m x 3.25m )

## Utility Room

11'6 x 9'9 (3.51m x 2.97m)

## Family Room

16'5 x 12'2 (5.00m x 3.71m )

## Living Room

16'5 x 15'9 (5.00m x 4.80m)

## Study/Bedroom Three

17'6' x 12'0 (5.33m' x 3.66m)

## Bathroom

13'2 x 5'6 (4.01m x 1.68m )

## Landing

## Bedroom 1

14'8 x 12'1 (4.47m x 3.68m )

## Bedroom 2

12'1 x 8'4 (3.68m x 2.54m)

## Shower Room

8'9 x 5'11 (2.67m x 1.80m)



Bedroom 4                    13'2 x 5'6 (4.01m x 1.68m)  
Outdoor Home Office   13'11 x 8'11 (4.24m x 2.72m)  
Garage                        15'4 x 10'05 (4.67m x 3.18m)

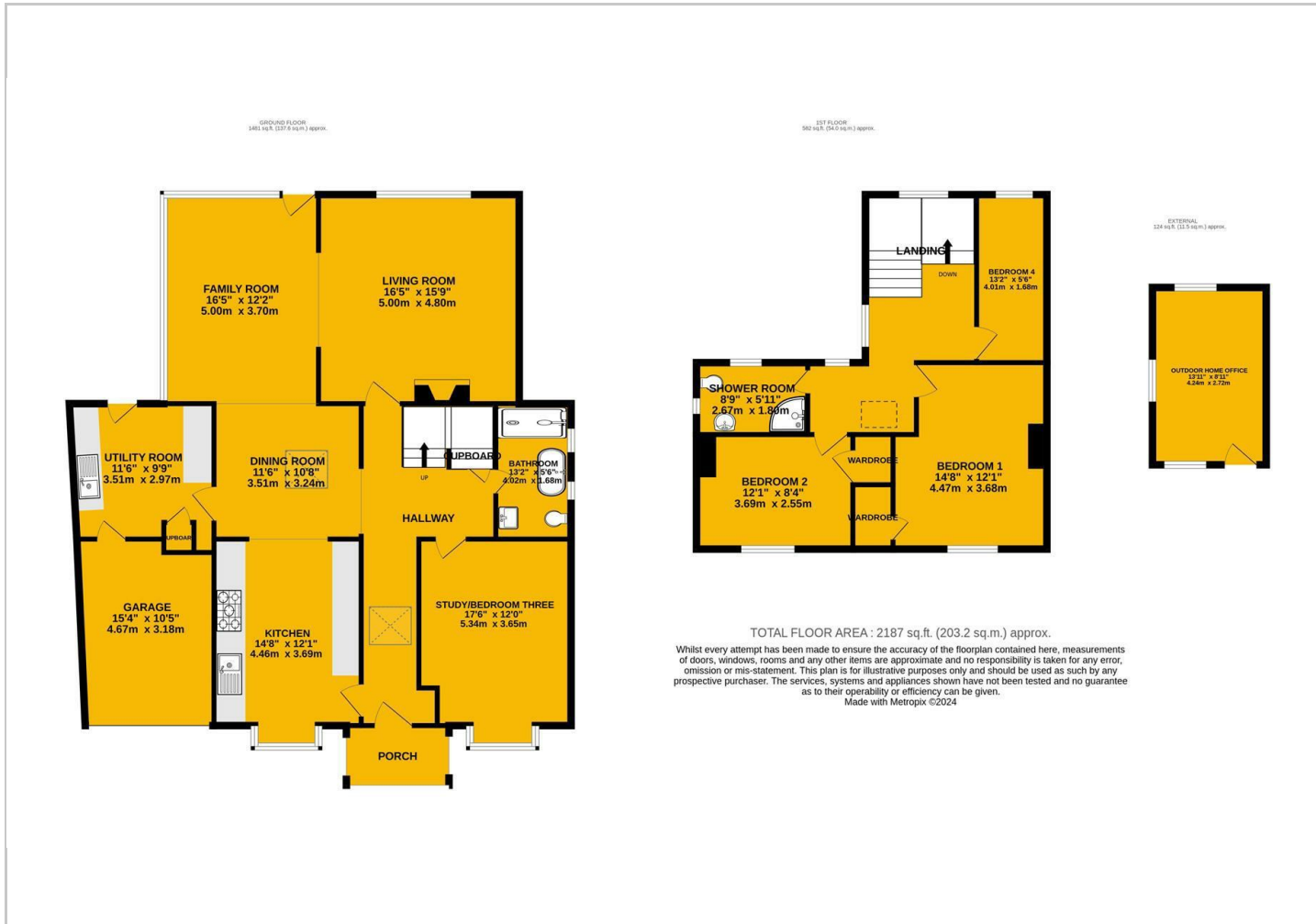
[Directions](#)



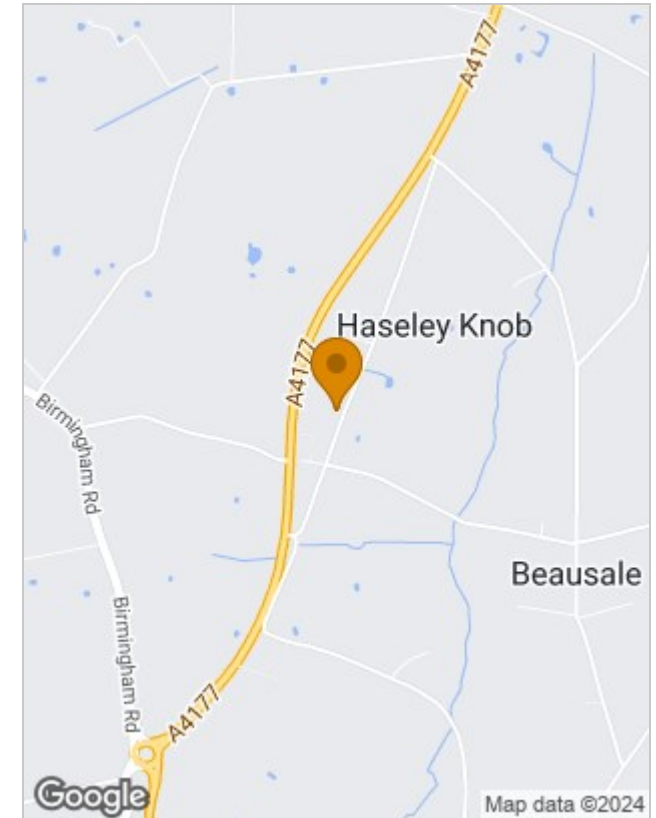




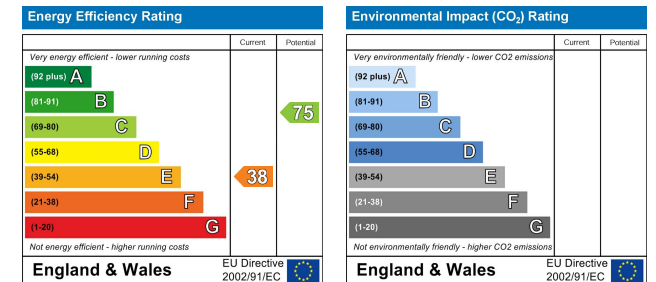
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact us: Knowle 01564 791 130 or Warwick 01926 830 726 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



| Estate Agency | Financial Services | New Homes | Legal services |



Contact us: Knowle 01564 791 130 or Warwick 01926 830 726

70 St Johns Close, Knowle, B93 0NH | info@change-homes.com | www.change-homes.com