



29 Charingworth Drive

Hatton Park

theAgents
property consultants

29 Charingworth Drive presents an exceptional offering in today's market, combining impeccable design, premium finishes and prime location.

29 CHARINGWORTH DRIVE
HATTON PARK
WARWICK

Summary

An exquisite four bedroom detached family residence, nestled in the desirable Hatton Park, just a short three miles from Warwick town centre. Built in 2006, the property has been lovingly improved over the years. Situated in a quiet cul-de-sac setting in a favourable position, with stunning open views to the rear.

Ground Floor

Upon entry, you are greeted by a grand foyer that leads into an expansive open plan kitchen. Oak flooring continues throughout the ground floor, combining luxury and functionality. To the left of the hall you will find a downstairs cloakroom and to the right an extremely generous living room with a large bay window, filling the space with abundant natural light. A feature gas fire, perfect for winter nights. The current owners have added a generous extension to the rear of the property, which has allowed for a beautiful open-plan kitchen, living, dining area with bi-folding doors out onto the garden, perfect for all the family to enjoy. The kitchen boasts all the modern, high end appliances you would expect and provides ample storage and work space, catering to the culinary enthusiasts. There is a spacious quartz centre island, range master double oven, gas hob, integrated dishwasher, wine fridge, Villeroy and Boch butler sink and a Samsung American fridge freezer. The utility room offers plenty of further space, with ample room for a washing machine and tumble dryer. The study is ideal for working from home, conveniently positioned to the rear of the property to take in those spectacular uninterrupted views. The study is built bespoke from Stan Matthews. There is an integral garage providing useful storage.

First Floor

To the first floor, you will find four double bedrooms. The principle bedroom is a true sanctuary, featuring a spacious layout with an en-suite shower room. Three additional generously-sized bedrooms provide versatility for family and guests. All wardrobes are fitted from Stan Matthews. The family bathroom has been recently updated and completed to a high specification, finishes include Porcelanosa tiles and shower from Grohe.

Outside

Step outside to discover the beautifully landscaped rear garden that offers a private retreat, perfect for both relaxation and entertainment. There are multiple patio areas, so plenty of space for all the family to enjoy, whether that be al fresco dining with friends, or enjoying a glass of wine in the evening. The lush greenery and flowering plants create an oasis-like atmosphere. The views are truly spectacular and must be seen to be fully appreciated.

Location

Situated in the sought-after Hatton Park community, this home provides easy access to local amenities, parks, and excellent schools. The nearby historic town of Warwick offers a blend of charm and convenience, with its quaint shops, cafes, and cultural attractions. Warwick Parkway Station is just a short 2 mile drive away, with direct links to London. The M40, M42 and M6 are also on the doorstep.

Services to the Property

All mains services are connected

Local Authority

Warwick District Council

Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

EPC Rating

Band C

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







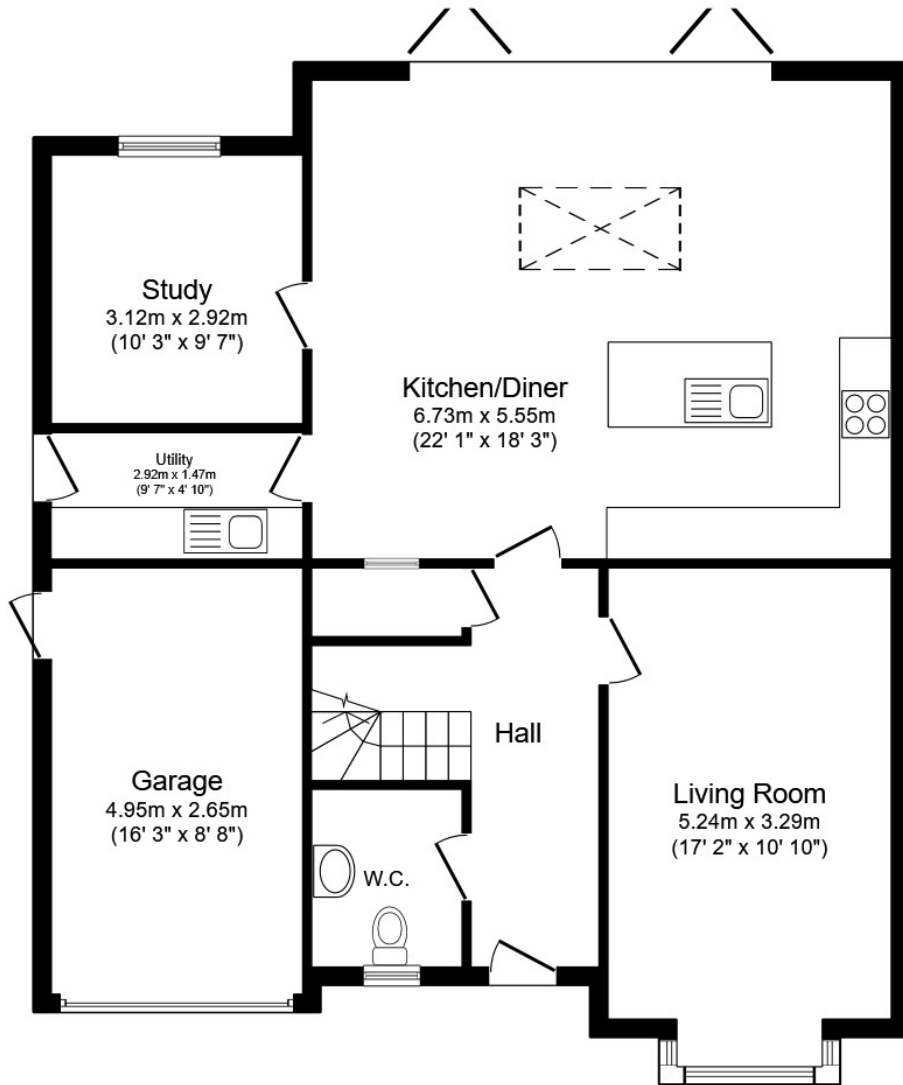




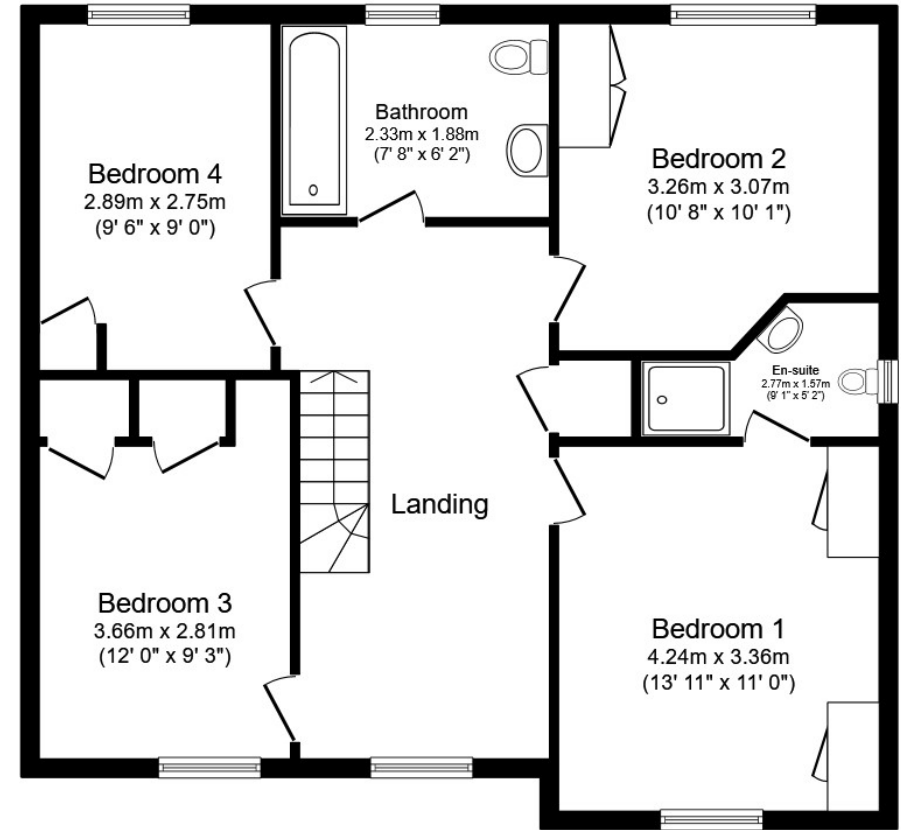








Ground Floor



First Floor

Total floor area 187.1 sq.m. (2,014 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

Date: 22nd March 2024

Our reference: 29 Charingworth Drive

29 Charingworth Drive,
Hatton Park,
Warwick,
CV35 7SY

We are delighted to provide details of the property mentioned above, which is available at 'Offers Over £750,000.00'. Should you require any additional information about the property or its surroundings, please do not hesitate to contact us. We would be happy to assist you further.

You can find comprehensive details of all our properties and a diverse range of services available for viewing online at www.theagents.properties.

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully

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