



Charingworth Drive, Warwick, CV35 7FD

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE NOW *** Being one of a number of former farm buildings converted during the 1980's, this two-bedroom cottage was originally the cow byre of a farm serving the former Hatton Central Hospital. Being uniquely positioned along a private road with a number of other former farm buildings, this home enjoys rolling countryside views.

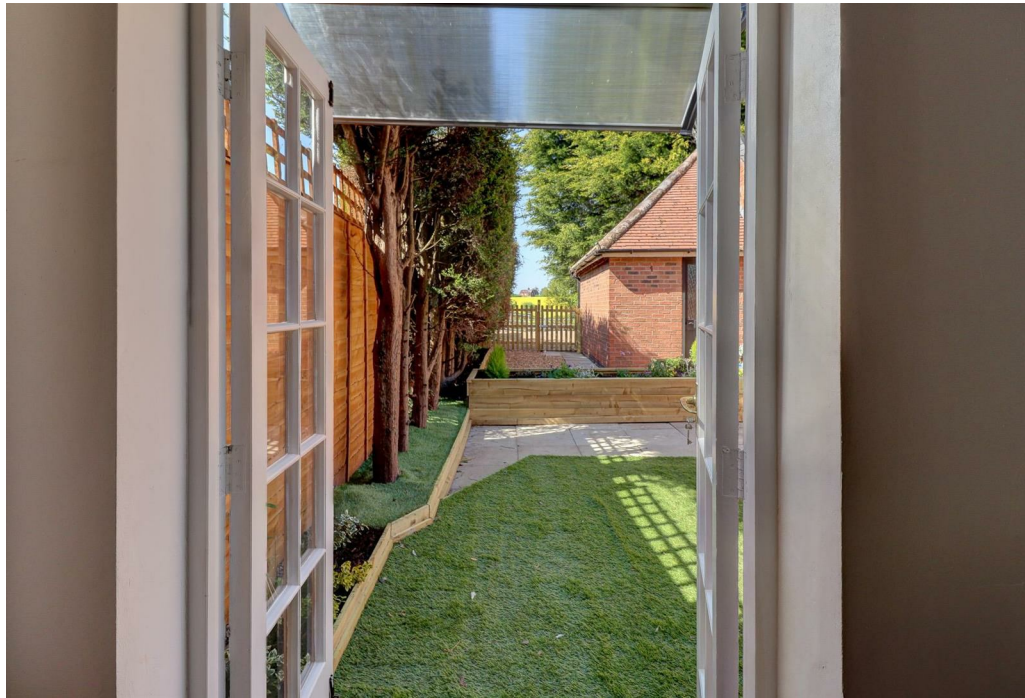
Aspley Court lies off Charingworth Drive alongside the popular Hatton Park development. The village of Hatton itself is conveniently situated for access to numerous local centres and the Midland motorway network with Stratford upon Avon, Warwick, Leamington Spa, Coventry and Solihull all being easily accessible along with the nearby A46 and M40 motorway. There are excellent commuter rail services available to London from Warwick Parkway.

This delightful home comprises in brief: Generous entrance hall with guest cloakroom, open archway to the dining room/reception room two. Modern kitchen with appliances included (fridge/freezer and dishwasher, washing machine at request), living room with feature brick fireplace surround and direct access to the rear private garden.

To the first floor: With vaulted characteristic ceiling throughout the top floor living accommodation, a wealth of spacing is provided. The landing area houses much desired storage options, two double bedrooms both to either side elevation and bathroom with full suite including shower over bath.

With parking to the rear of the property for multiple cars and pretty courtyard to the front of the property, this property is offered PART/UNFURNISHED, the landlord is flexible to remove the current items in situ. Energy Rating TBC. Council Tax Band E. Sorry no pets are permitted due to resident pets in occupation nearby.







Key Features

- AVAILABLE NOW
- Hatton Park, Warwick
- Two Bedrooms
- Terraced Cottage
- Idyllic Location with Rolling County Views
- Ample off Road Parking
- Rear Private Garden and Pretty Forecourt
- Energy Rating TBC
- Council Tax Band E
- Sorry No Pets are Permitted

£1,350 PCM