



**Hackwell Street, Napton, CV47 8LY**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

**\*\*For Sale with No Onward Chain\*\***

If you are looking for a character cottage with off road parking in a fabulous village location - this is the property for you!

Hill Cottage is a pretty Grade II listed cottage built of the local Hornton stone, offering a wealth of character and original features throughout.

Occupying an elevated position within the much sought after village of Napton-on-the-Hill, the terraced gardens provide little nooks to take in the countryside views to the front and secluded places around the property to enjoy alfresco dining or just curl up with a good book.

The cottage itself was extended some 25 years ago and now offers approximately 2000 sq ft of accommodation arranged over three floors. Driveway parking to the side off the property provides space for two to three cars.

The accommodation comprises: Kitchen/Dining Room, Living Room, Snug, Sitting Room, Guest Cloakroom, Four Bedrooms, Family Bathroom and Two En-Suites.

Napton is best known for its Windmill and Canal links, situated 3 miles from the market town of Southam, 12 miles to Leamington Spa and close proximity to Warwick, Coventry, Banbury and Rugby.

A small village with plenty of amenities including Primary School, 2 Public Houses (one canal-side), a Cidery, Social Club, Parish Church, Village Hall, Village Store selling local produce with Post Office and Cafe, Sports facilities including Tennis, Football and Cricket clubs, Several fishing lakes, Campsite and Marina.

Catchment area for the Ofsted 'Outstanding' rated Southam College and Grammar Schools in Rugby. There are many independent schools close by including Princethorpe, Warwick School, Kings High for Girls, Rugby School, Arnold Lodge inc prep school and Bilton Grange prep in Dunchurch.

Easy access to major road networks including M40, M6, M69 and M1 and mainline railway links to Birmingham from Leamington in 30 mins, London Marylebone from Leamington and London Euston from Rugby & Coventry in under an hour.





## Key Features

- For Sale with No Onward Chain
- Sought after village location with countryside Views
- Wealth of character and charm
- Grade II listed detached cottage arranged over three floors
- Three reception rooms
- Four Bedrooms
- Three Bathrooms
- Gardens front and rear
- Driveway parking for 2/3 cars
- EPC Rating - Band D

**Price Guide**  
**£625,000**

**Kitchen/Dining Room**

22'1" x 10'4"

**Living Room**

12'1" x 10'9"

**Snug**

10'4" x 9'6"

**Sitting Room**

20'5" x 9'4"

**Guest Cloakroom****First Floor****Bedroom**

16'3" x 8'11"

**Family Bathroom****Bedroom**

9'2" x 8'2"

**Bedroom**

15'0" x 10'4"

**En-Suite Bathroom****Second Floor****Bedroom**

11'10" x 10'0"

**Shower Room****General Information****Services**

Mains water, drainage and electricity are connected to the property. Gas Central Heating  
Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase

**Fixtures and Fittings**

All items mentioned in these particulars are included in the sale price, all others are expressly excluded.

**Council Tax**

We understand that the property has been placed in band D with Stratford District Council.

**Tenure**

We understand that the property is for sale Freehold

**Viewings**

Viewings strictly by appointment with the Agents.



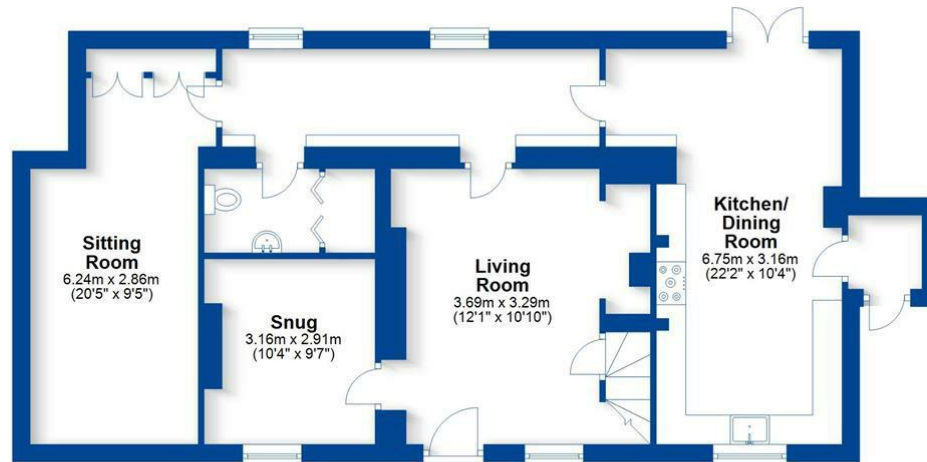




# Floorplan

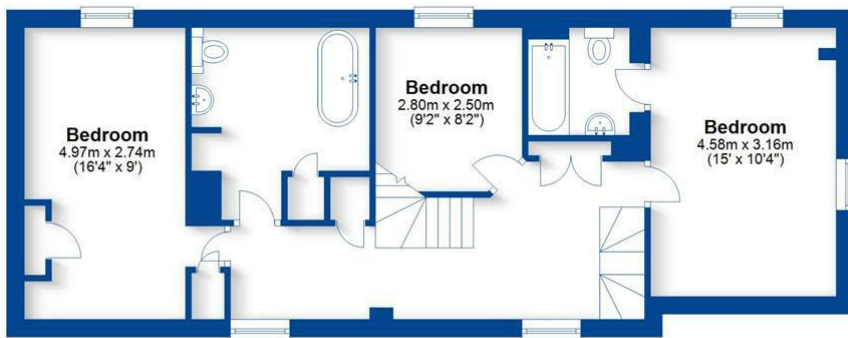
## Ground Floor

Approx. 93.5 sq. metres (1006.4 sq. feet)



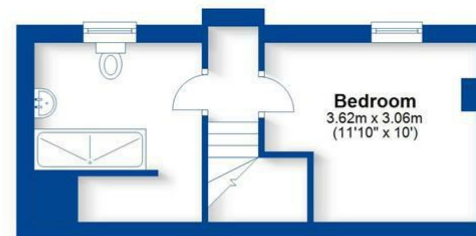
## First Floor

Approx. 67.4 sq. metres (725.6 sq. feet)



## Second Floor

Approx. 23.3 sq. metres (250.6 sq. feet)



Total area: approx. 184.2 sq. metres (1982.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact  
Property of Sheldon Bosley Knight not to be reproduced



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority  
Stratford District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

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HOMES

BLOCK  
MANAGEMENT

RURAL



DISCLAIMER

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