



54, Hilary Bevins Close Higham-On-The-Hill, Warwickshire, CV13 6AQ

HOWKINS &
HARRISON

54, Hilary Bevins Close,
Higham-On-The-Hill,
Warwickshire, CV13 6AQ

Guide Price: £475,000

An exceptionally well presented, double bay-fronted detached home, set within a highly sought-after village location.

The property benefits from a welcoming hallway, dual-aspect bay-fronted lounge, separate dining room, cloakroom/WC and a 17ft open-plan kitchen/living/dining space with French doors to the garden, alongside a useful utility room. To the first floor, a large galleried landing leads to four bedrooms and a four-piece family bathroom, with the main bedroom benefiting from a walk-in dressing area and en-suite.

Externally, the home occupies a corner plot with a tandem driveway, detached garage and a well-stocked, fully enclosed rear garden.

Early viewing is strongly recommended.



Location

Located in the pretty village of Higham on the Hill, on the edge of rural North Warwickshire. Local facilities within the village include Primary Schooling and a convenience store. More comprehensive amenities can be found in Atherstone, approx 5 miles, Nuneaton, approx 1.5 miles and Hinckley, approx 3 miles. A mainline railway station is available in Nuneaton (London Euston - 1hr). Motorway access is quick and convenient with the A5 trunk road nearby leading to the M69 and M42 at Hinckley and Tamworth respectively.



Accommodation Details - Ground Floor

On entering the property, you are greeted by a welcoming hallway with stairs rising to the first floor and doors leading to the main ground floor rooms. To the right, a separate dining room sits to the front with bay window, while to the left is a superb dual-aspect lounge with a further bay window and feature fireplace. To the rear, the heart of the home is an impressive 17ft kitchen/living/dining room which has a boiling water tap installed alongside many other integrated appliances and French doors opening directly onto the garden. Finally there is a useful utility room and a cloakroom/WC.

First Floor

The first floor opens to a large galleried landing, providing a sense of space and light. The principal bedroom benefits from a walk-in dressing area and en-suite shower room, while three further bedrooms are served by a stylish four-piece family bathroom.





Outside

Outside, the property occupies a corner plot with a tandem driveway leading to a detached garage. The rear garden is a particular highlight, beautifully landscaped with an abundance of flower and shrubbery borders, along with a striking circular glass-fronted fishpond that provides a unique focal point. There are Led lights to the front and rear of the property operated via a timer.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Features

- Well presented detached double fronted home
- Spacious layout suited to growing families
- Multiple reception rooms for versatile use
- Four bedrooms and four piece family bathroom
- Principle bedroom, dressing room and en-suite
- Private garden perfect for outdoor entertaining
- Corner plot with driveway and detached garage
- Sought after village location





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from main water, drainage, gas and electricity which are connected to the property.

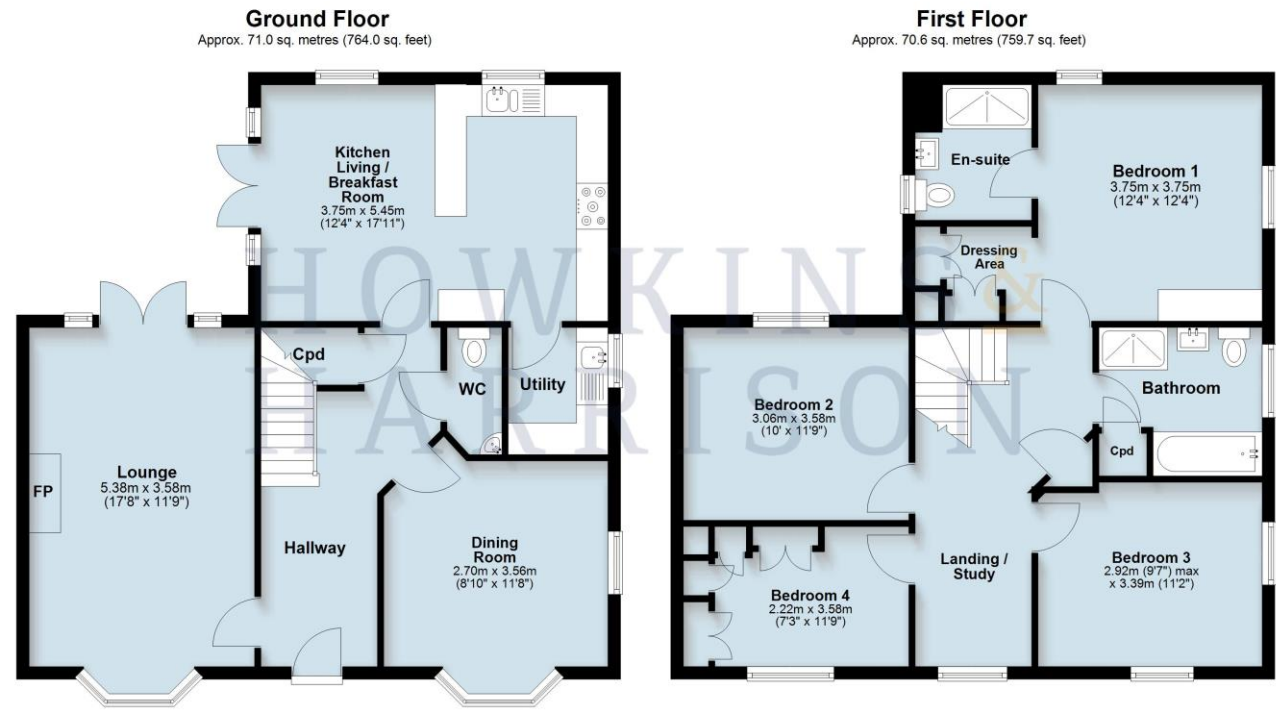
Local Authority

Nuneaton & Bedworth Council - Tel:024-76376376

Council Tax

Band - E

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 141.6 sq. metres (1523.8 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or misstatement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.
Plan produced using PlanUp.

Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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