



Rockingham, 1 Knowle Hill, Hurley, Warwickshire, CV9 2JE

HOWKINS &
HARRISON



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1 Knowle Hill, Hurley,
Warwickshire, CV9 2JE

Offers in excess of: £725,000

A stunning four-bedroom detached residence having well-proportioned accommodation extending to 2011 square feet with delightful rear gardens, occupying a generous size plot. To the front of the property there is parking for several cars with access to a garage and workshop. Early internal viewing is strongly recommended.

Features

- Detached dormer bungalow
- Generous size plot approaching half an acre
- Open plan study
- Spacious lounge
- Separate dining room with professionally refinished parquet flooring
- Open plan kitchen/breakfast room
- Useful utility room
- Downstairs wet room
- Family room/bedroom four
- Four excellent size bedrooms
- Main bedroom with dressing room
- Large family bathroom



Location

The property is situated in the charming village of Hurley, North Warwickshire. Local convenience stores can be found in Hurley itself, as well as in the nearby villages of Wood End and Kingsbury. For a wider range of shops and amenities, the towns of Atherstone and Coleshill are just 5 miles away, with Tamworth only 7 miles from the village.

Hurley offers excellent transport connections, with Junctions 9 and 10 of the M42 motorway less than 10-minute drive away, providing easy access to the Midlands motorway network. The village is home to a popular primary school, with consistently GOOD Ofsted ratings.



Accommodation Details - Ground Floor

A welcoming entrance hall with restored parquet flooring leads to a stylish wet room featuring travertine tiles, a vanity basin, and low flush WC. The bright, double-aspect lounge boasts insulated American Oak flooring, mood lighting, and a charming, tiled fireplace with a wood/coal burner. Double doors open to a dining room with a bay window. The spacious kitchen/breakfast room is ideal for daily use and entertaining, featuring handcrafted birchwood units, granite worktops, a chef's island, vaulted ceiling with self-cleaning roof lights, and a double extractor fan. Premium Residence 9 windows and French doors offer modern efficiency with classic charm.

A utility room with slate flooring, birchwood units, and appliance plumbing adds practicality. Additional ground-floor spaces include a versatile family room (cinema/guest room), two large bedrooms with built-in wardrobes, and a discreet understairs storage area housing the immersion heater. The house, garage, and workshop are fully alarmed for peace of mind.





Accommodation Details – First Floor

The first floor is accessed via a staircase with a solid oak banister leading to a spacious landing, suitable for use as a study or reading area. It includes built-in bookcases above cupboards with a solid oak top and a privacy curtain, allowing it to serve as an occasional guest sleeping space.

The main bedroom is generously sized with double-aspect windows offering views of surrounding fields and natural light throughout the day.

A centrally heated dressing room connects to loft and eaves storage, providing ample space. The en-suite bathroom features a cast-iron bath with shower, vanity unit with a slate surface, low-flush WC, quality tiling, and a skylight window.





Garage and Workshop

The garage and centrally heated workshop include a toilet, sink, garage tap and drain, and a mains fuse board with a recently updated consumer unit controlling outdoor electrics and patio lighting. These areas offer potential for conversion into a self-contained apartment, home gym, or games room. A large, partially boarded loft is accessed via a sturdy drop-down ladder and includes LED lighting.

Garden

The landscaped garden features an Indian sandstone patio that benefits from afternoon and evening sun. Mains water taps serve both the patio and orchard. Feature lighting is controlled by a dedicated power circuit, with colour-adjustable LED lamps illuminating the trees. A fishpond with underwater lighting and pump adds character. The orchard includes productive fruit trees: Bramley apples, Victoria plums, Bartlett pears, dessert apples, and damsons. A large vegetable plot sits alongside.

Greenhouse

A hardwood-framed glasshouse includes LED lighting, power, and a mains cold-water sink, with controls for garden and pond lighting systems.

Summer House & Bar

Log-cabin style structure includes hot and cold water to the sink, multiple power sockets (internal and external - ideal for outdoor entertaining) and a large log store.

Shed

The shed has concrete-flag flooring, power, LED lighting, and a dedicated consumer unit that also services the summer house.

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.







Viewing Arrangements

Strictly by prior appointment via the agents Howkins and 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

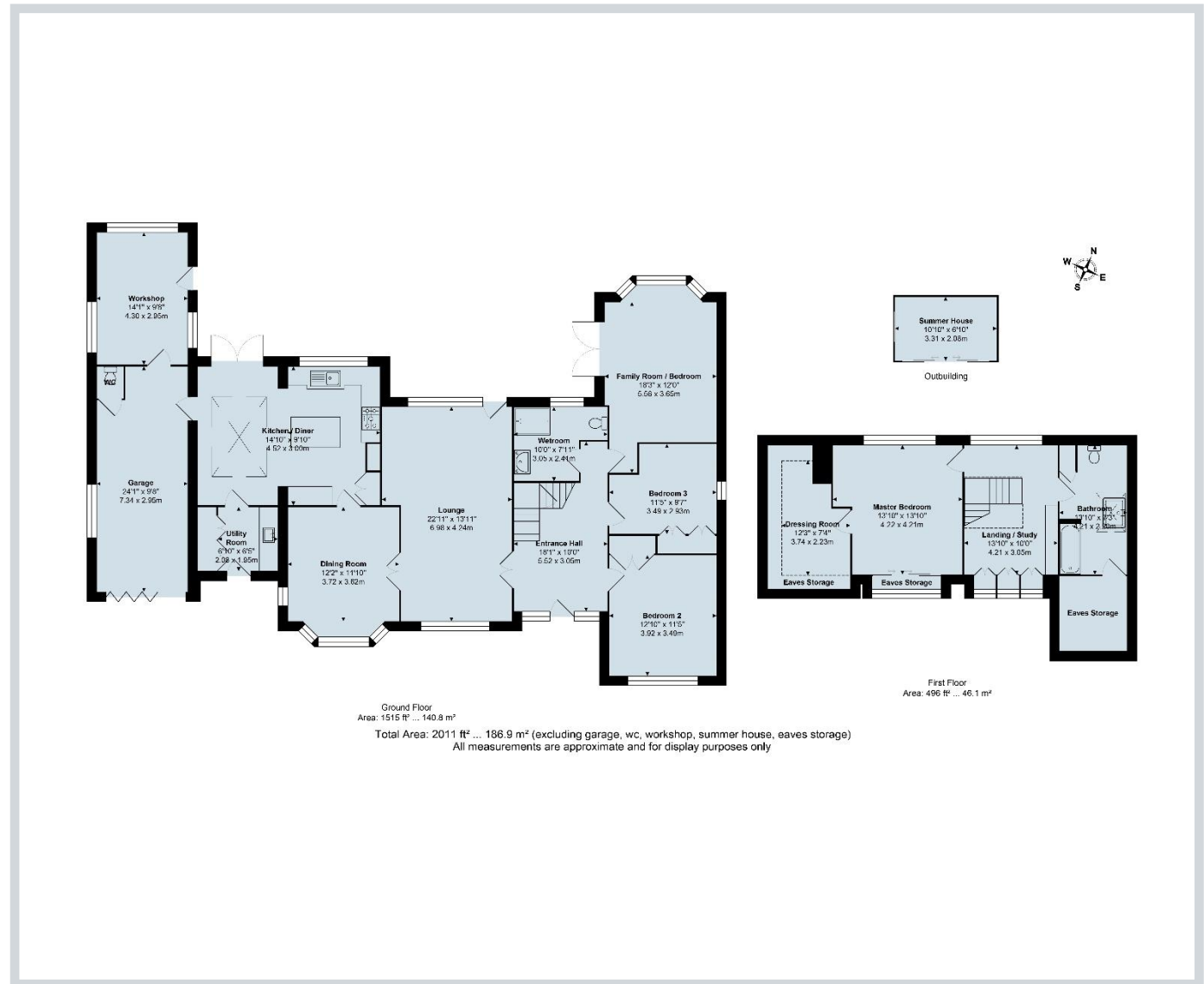
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North Warwickshire Borough Council - [Tel:01827-15341](tel:01827-15341)

Council Tax – E

Energy Rating - TBC



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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.