

Parker Mercer Durnian

Warwickshire

www.parkermercerdurnian.co.uk



2 Campden Grove

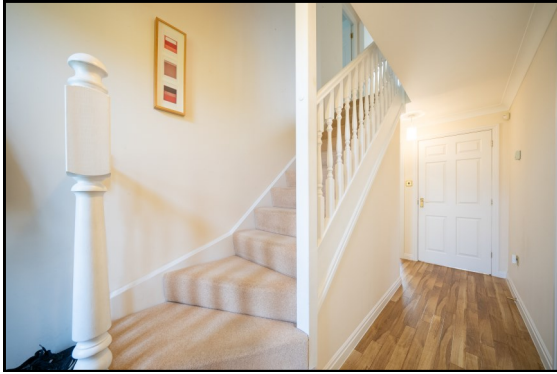
Hatton Park

CV35 7TY

Guide £625,000

01926 499428

Location



The town of Warwick is famous for its medieval castle, river views, beautiful parks, open spaces and its independent boys school (believed to be the oldest in the country). This prosperous and vibrant riverside town attracts almost three million visitors a year who travel to enjoy its rich variety of culture, shopping, restaurants, bars and buildings of historic interest.

Hatton Park is an award winning development constructed approximately 20 years ago on the site of the old King Edward VII memorial hospital. The properties are planned around beautiful open green mature spaces.

A beautifully appointed five double bedroom detached family home with the spacious accommodation arranged over three floors and located on this much favoured South Warwickshire development close to Warwick, Leamington and Stratford Upon Avon.

This generously proportioned home (1700 sq ft) has to the ground floor a welcoming reception hall with cloaks/wc, lounge and separate dining room and a splendid refitted family kitchen. To the first floor is a master bedroom with en-suite bathroom, guest bedroom with en-suite shower room, further double bedroom and family bathroom. To the second floor are two further double bedrooms, one with an en-suite shower room

The property has the benefit of a double garage and front and rear gardens

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Hatton Park

Ground Floor

Reception Hall and Cloaks/W.C.,

A welcoming, open and inviting reception hall having stairs to the first floor, understairs storage cupboard and door to Cloaks/W.C.,

Lounge. 19'8" x 11'6"

A light and spacious reception room ideal for entertaining with feature fireplace, window to the front and French doors to rear garden



Dining Room. 12'5" 9'6"

With a window to the front

Refitted Family Dining Kitchen 13'5" x 12'8"

Fitted with a variety of base and eye level units with work top surfaces over and comprising a one and a half sink and drainer, integrated appliances, a large Range (available by separate negotiation), cupboard housing central heated boiler, a window overlooking the rear garden and a door leading to the rear garden

First Floor

Landing

With stairs to the second floor and doors to



Master Bedroom 12' x 11'2"

Having a window to the front, fitted wardrobes and door leading to En-suite Bathroom

Guest Bedroom 12'8" x 10'8"

With a window to the rear, fitted wardrobes, access to loft space and a door to En-suite Shower Room

Bedroom 12'3" x 9'9"

Having a window to the front and fitted wardrobes



Family Bathroom.

With three piece white suite and a window to the rear

Second Floor Landing

Having a velux window and cupboard housing hot water cylinder

Bedroom 17'5" x 8'6"

With a window to the front, fitted wardrobes and a door to En-suite Shower Room

Bedroom 15'7" x 9'10"

Having a window to the front, fitted cupboard and access to loft space



Outside

To the front of the property is a fore garden and a side gate leads to a private rear garden offering a delightful outside seating and entertaining space

Double Garage

With two up and over doors

General Information

Tenure

The property is understood freehold.

Services

All mains services are connected to the property.

Post Code

CV35 7TY

Council Tax

Warwick District Council band G

Possession

Vacant possession will be given upon completion.

Viewing

For further particulars and appointments to view, please contact the Warwick office on 01926 499428

Office Address

32 Brook Street

Warwick

CV34 4BL



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