



The Old Rectory, Hatton, Warwick







A stunning, recently refurbished Grade II* listed family residence **surrounded by gardens and grounds.**

Summary of accommodation

Reception hall | Drawing room | Dining room | Sitting room | Study | Kitchen/breakfast room | Prep/second kitchen | Utility
Conservatory | Cloakroom | Cellars

First Floor: Principal bedroom with dressing room and en suite bathroom | Bedroom two with en suite bathroom | Bedroom three with en suite shower room | Family bathroom | Two further bedrooms

Second Floor: Bedroom six with en suite shower room | Two further bedrooms | Further bathroom

Gardens and grounds | Two double garages | Garden store

In all about 4.81 acres

Distances

Warwick Parkway Station 2 miles (trains to London Marylebone from 90 mins), M40 (J15) 3 miles, Warwick 3 miles, Leamington Spa 6 miles, Stratford-upon-Avon 11 miles, Solihull 11 miles, Birmingham International Airport 14 miles, Birmingham 22 miles

(All distances and times are approximate)



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Situation

The Old Rectory is situated in a wonderful location within Hatton Green, a small village to the west of Warwick. There is a village shop nearby at Hatton Park, and Hatton Country World is approximately one mile away, which provides a range of shops and recreational facilities. Further shopping and leisure facilities can be found at Warwick, Leamington Spa and Stratford-upon-Avon.

The property is ideally located for the commuter, with Warwick Parkway Station approximately two miles away, providing access to London Marylebone within 90 mins and M40 (J15) 3 miles away, providing access to Birmingham to the north and London to the south as well as the wider motorway network.

The area is extremely well provided with a variety of state, private and grammar schools to suit most requirements, including the renowned Warwick Prep School, Warwick School and King's High School For Girls. Kingsley School for Girls is in Leamington Spa. The Stratford grammar schools and The Croft Prep School are also within easy reach.

Racecourses can be found at Warwick and Stratford-upon-Avon, with golf at The Warwickshire in Leek Wootton and The Welcombe in Stratford-upon-Avon. Stratford is also home of the Royal Shakespeare Company and is the region's cultural centre.







The property

One enters the property via a reception hall with doors to the principal reception rooms, including a dual-aspect drawing room with an open fire, a sitting room with a feature fireplace, dining room with a delightful wood-burning stove and the fabulous kitchen/breakfast room with double doors through to the light and airy conservatory, currently used as a home gym.

The kitchen has a range of wall and base units, and a central island sits beneath a marble worktop with a range of integrated Miele appliances and a four oven AGA. There is ample space for a dining table. The kitchen/breakfast room and the drawing room lead to the conservatory, ensuring this home lends itself well to entertaining. The substantial conservatory has beautiful views over the gardens and double doors to the rear patio.

The ground floor is enhanced further by having a good prep kitchen with various integrated appliances. The accommodation is completed with a study, utility and cloakroom.





The upper floors mirror the exacting standard of accommodation to the ground. The first floor has a luxurious dual-aspect principal bedroom suite with a dressing room and en suite bathroom with separate bath, shower and “his and hers” basins. There are two further en suite bedrooms, two good-sized bedrooms and a family bathroom on this floor. On the second floor, there is a further en suite bedroom, two further bedrooms and a bathroom with a separate bath and shower.





Approximate Gross Internal Floor Area

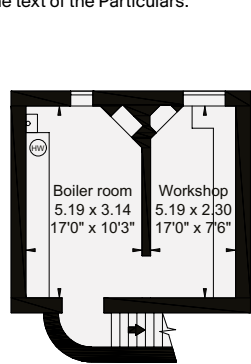
House: 744 sq m (8,010 sq ft)

Outbuildings: 80 sq m (862 sq ft)

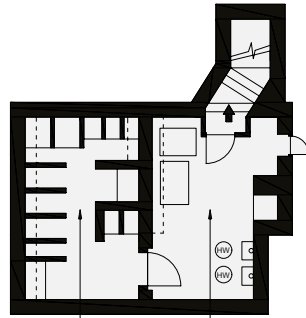
Total: 824 sq m (8,872 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

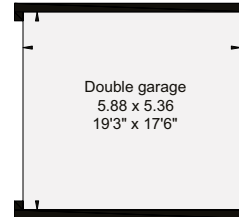
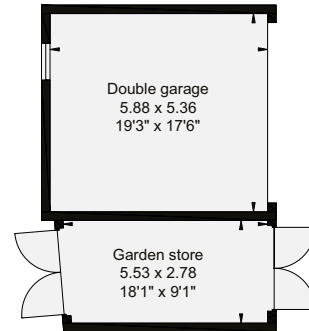


Cellars

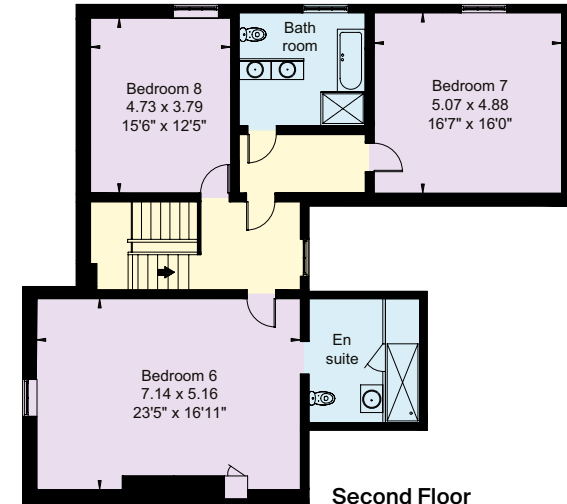


Wine cellar
4.93 x 3.07
16'2" x 10'1"

Boiler room
4.93 x 2.74
16'2" x 8'10"



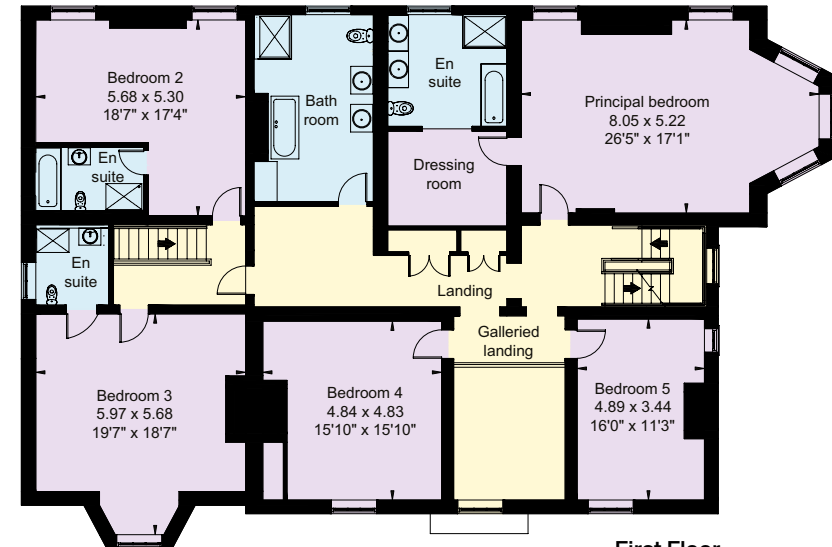
Outbuildings



Second Floor



Ground Floor



First Floor

Gardens and grounds

The property is approached via a gated driveway providing parking for several cars and giving access to both double garages.

The Old Rectory is surrounded by its own gardens and grounds. The rear patio spans the width of the property with steps leading to the attractive well-stocked formal gardens having a range of specimen trees and herbaceous borders. A pathway divides the lawn, leading to a further patio area and firepit. To the front of the property is a deeply wooded area with various mature trees, ensuring privacy and a wonderful setting for this attractive period home.

Historic note

The Rectory at Hatton is Grade II* listed, dating back to 1751. It was presented in 1785 by Lady Trafford to Dr Samuel Parr, Prebend of St Paul's Cathedral and a descendant of Catherine Parr, the sixth wife of Henry VIII.

Parr, as the Rector of Hatton, was a learned and influential scholar who tutored at the Rectory the likes of Byron and Sheridan, entertained Boswell, Priestley, and Dr Johnson, and was close to the Royal Family, being chaplain to Queen Caroline and a regular dinner guest of King George. Edward Barker, the classical scholar and Edward Forster, the writer and publisher, both lived with Parr at the Rectory for some time.

He substantially enlarged the property during his residency, which lasted until 1825. The principal room in the house, the library, was built by Parr to receive his vast collection of over 10,000 books, whilst the drawing room was hung with portraits of literary celebrities. Paintings of the interior by Parr's granddaughters hang in the Metropolitan Museum of Art in New York and depict vibrant social occasions.

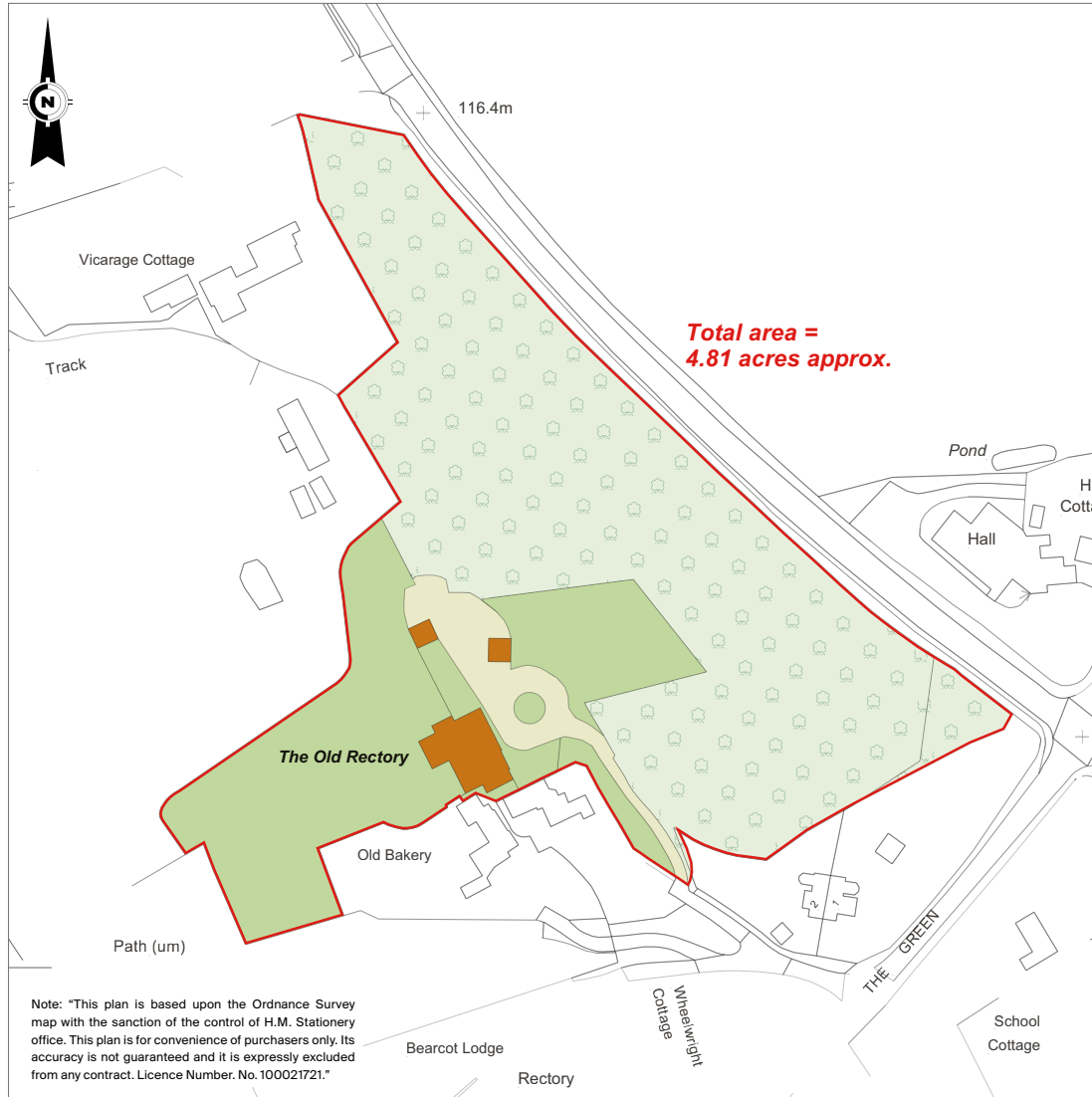
Many of Parr's writings and quotations appear as inscriptions throughout Warwick and within the church at Hatton, including on the six bells he donated to the church, which can still be heard from the Rectory.

Sold by the church and split into three more than 50 years ago, the property has since been sympathetically restored into a single residence over the last twenty five years and most recently by the current owners.









Services

Mains electricity, water and drainage are connected to the property.
Gas central heating.

Directions (CV35 7LA)

From M40 (J15) take the A46 towards Coventry. Take the first exit signposted Warwick Parkway (A4177). At the roundabout turn left onto the A4177, passing through the village of Hatton and The Waterman public house on your left hand side and turn left onto The Green. The property will be found on the right signed The Old Rectory.

Viewing

By prior appointment only with the agents.

Property information

Tenure: Freehold

Local Authority: Warwick District Council: 01926 410410

Council Tax: Band H

Guide Price: £3,250,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 19 February 2024
Our reference: STR012357958

The Old Rectory, Hatton Green, Hatton, Warwick, CV35 7LA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £3,150,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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