



2 Hawkes Hill Close, Norton Lindsey, Warwickshire





An attractive four bedroom family home in a **quiet position** within the desirable village of Norton Lindsey, close to Warwick.

Distances

M40 (J15) 3 miles, Warwick town centre 4 miles, Warwick Parkway Station 3.7 miles, Stratford-upon-Avon 7.5 miles, Coventry 16 miles, Birmingham International Airport 27 miles (All distances and time are approximate)

Situation

Norton Lindsey is a popular village set midway between Stratford-upon-Avon, the county town of Warwick and Henley-in-Arden. The M40 motorway is approximately three miles away giving ready access to the motorway network, Birmingham, London and Coventry. The village has a community-owned shop, church, public house, village hall and highly sought-after primary school. There is an active Cricket Club and a village shop in Snitterfield about two miles away.



4



2



2



1/2

EPC

D

Tenure

Freehold

Local Authority

Stratford-on-Avon District Council

Council Tax

Band F



There are more extensive shopping and recreational facilities in the nearby towns of Warwick, Leamington Spa and Stratford-upon-Avon, which is the cultural centre of Warwickshire and the home of the Royal Shakespeare Company.

The area has an excellent range of state, private and grammar schools including Stratford Prep School and The Croft Prep School in Stratford-upon-Avon; Warwick Prep School and Public School and King's High School for Girls in Warwick; and in Leamington Spa, Kingsley School for Girls and Arnold Lodge.

There are racecourses at Warwick and Stratford-upon-Avon, with golf at The Warwickshire in Leek Wootton and The Welcombe at Stratford-upon-Avon.

The property

2 Hawkes Hill Close is an excellent family home built in 2007, forming part of a lovely small development in this popular village. The property enjoys a semi-rural setting, yet Warwick town centre is on your doorstep. It is conveniently situated for the motorway network and Warwick Parkway train station for the commuter. Hawkes Hill Close comprises of 11 individual properties in a courtyard setting on the outskirts of Norton Lindsey.

The property is located in the far-left corner of the development and has lovely countryside views to the rear. The front door opens into an entrance hallway with a full-height ceiling and galleried landing above. Oak doors lead off to all of the rooms including a guest cloakroom and a useful storage cupboard.

Wooden flooring continues from the hallway into a generous, impressive drawing room with a log burner and brick fireplace. A further vaulted seating area/garden room overlooks the garden with two sets of double doors opening on to the terrace.

The open-plan kitchen/dining room has tiled flooring. A study with fitted furniture is just off the dining area and could be used as a snug or small playroom. The kitchen features granite worktops, a central island with further storage and integrated appliances, including a Neff combi oven, oven, microwave, hob and dishwasher. There is plenty of space for a large dining table and double doors lead you to the side garden and patio.





The utility is accessed from the kitchen and has a basin, space and plumbing for a washing machine and dryer. From here, a door leads to a store room with hobby room off. The hobby room has large wooden double doors which open to the garden so it has various uses. These two areas form part of the original garage, and there is a remaining single garage with up-and-over door. The hobby room and store room could be converted back to garage space if required.

Upstairs, the principal bedroom has a rear aspect, built in cupboards, a walk-in dressing room and an en suite shower room. The views from here are lovely. There are two further double bedrooms with built-in cupboards, a smaller double and a family bathroom with shower over the bath. On the landing there is an airing cupboard and a further storage cupboard.







The garden wraps around two sides of the property and has been beautifully landscaped with well-stocked borders and contemporary double slatted fencing. There are various seating areas including a terrace just off the kitchen, which is great for entertaining. A further large terrace overlooks the remaining garden and countryside beyond, and there is a pathway with steps leading down to a further terrace where the current owners have a covered garden gazebo.

Parking is available for a couple of cars in front of the two garage doors.

Services

Mains electricity, water and drainage. Gas fired central heating.

Hawkes Hill is a private close and is run by the residents. The communal areas are maintained by a gardener and the current contribution is a nominal fee per annum.

Directions (CV35 8JZ)

What3words: ///reduction.snuggled.ankle

Viewing

By prior appointment only with the agents.





Approximate Gross Internal Floor Area

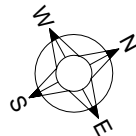
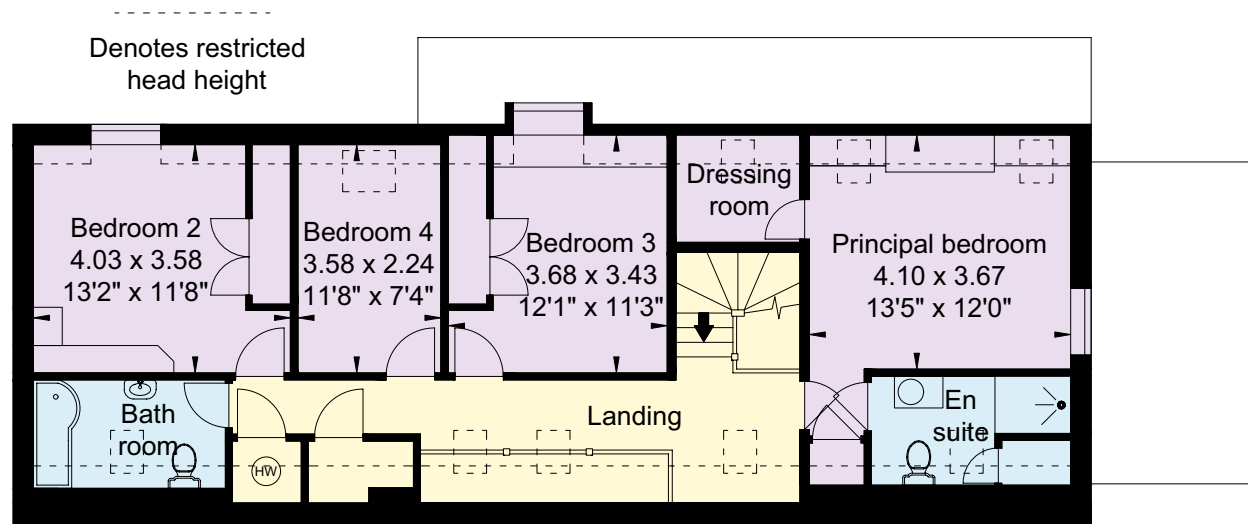
House: 192 sq m (2,067 sq ft)

Garage/Storage/Hobby room: 34 sq m (366 sq ft)

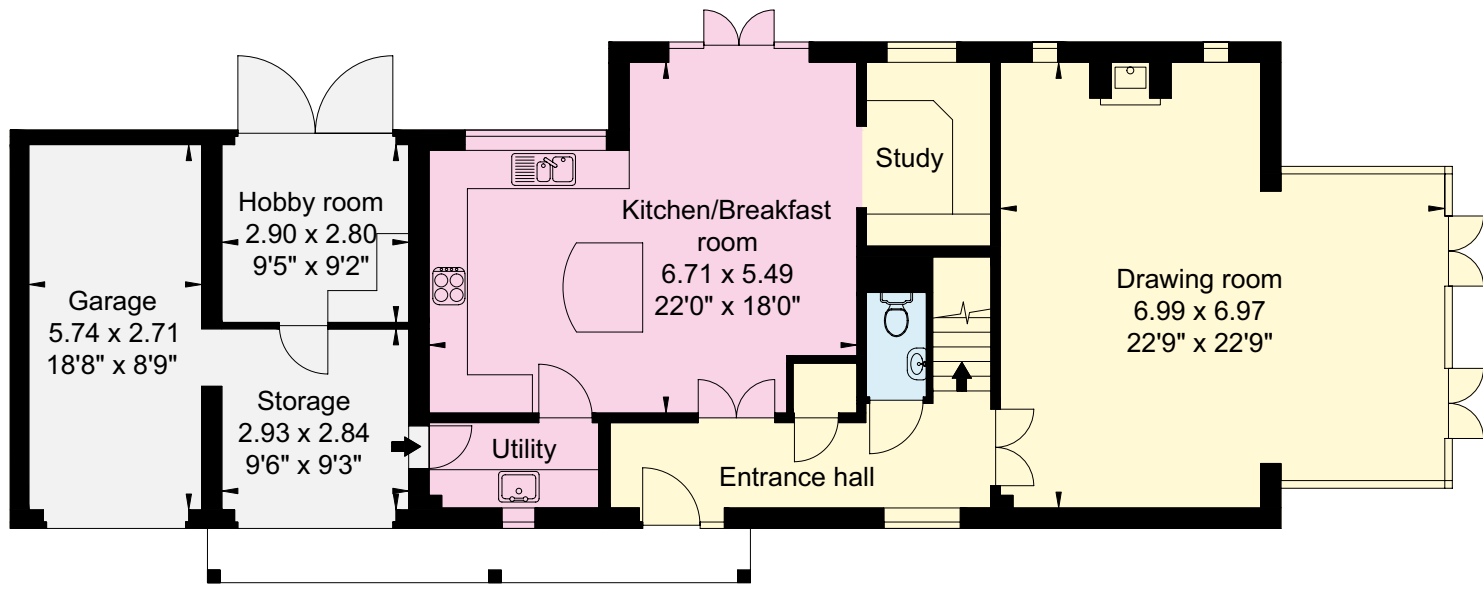
Total: 226 sq m (2,433 sq ft)

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



First Floor



Ground Floor



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Particulars dated July 2024. Photographs and videos dated July 2024.

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Date: 01 November 2024
Our reference: STR012435200

2 Hawkes Hill Close, Norton Lindsey, Warwick, CV35 8JZ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £825,000.

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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We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

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V4.2 Feb 24