



20 PEBWORTH DRIVE

Hatton Park, Warwickshire



AN IMPRESSIVE AND BEAUTIFULLY APPOINTED FAMILY HOME

Situated in a private, gated community on the edge of Hatton Park. Benefitting from a triple garage, immaculately landscaped garden, and far-reaching countryside views.

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Local Authority: Warwick District Council
Council Tax band: H
Tenure: Freehold
CV35 7DU



LOCATION

Pebworth Drive is situated in an excellent location within a gated community on Hatton Park, offering privacy and security. A village shop is nearby at Hatton Park, and Hatton Country World is approximately one mile away. The Hatton Arms and Hatton Locks Cafe are both within walking distance of the house. Further shopping, dining and leisure facilities are at Warwick, Leamington Spa and Stratford-upon-Avon, which is the home of the Royal Shakespeare Company and is the region's cultural centre.

The property is ideally located for commuters. Warwick Parkway Station is approximately 2 miles away, giving access to London Marylebone within 90 minutes, and M40 (J15) is approximately 4.5 miles away, providing access to Birmingham to the north and London to the south, as well as the wider motorway network.





THE PROPERTY

Refurbished and extended to a high standard by the current owners, 20 Pebworth Drive offers well-proportioned accommodation with contemporary finishes throughout.

The principal reception rooms include a stunning drawing room having a delightful feature fireplace housing a wood-burning stove and bifolding doors to the rear opening out to the immaculate gardens, allowing one to enjoy the idyllic views beyond. The ground floor continues to impress with a sizeable sitting room and the hub of this home, which is sure to be the enviable kitchen/dining/family room. The kitchen area has a range of wall and base units beneath a granite worktop with a central island, breakfast bar and a variety of integrated appliances. There is ample space for a dining table and seating area with doors opening to the gardens. It is clear this space lends itself well to a family that likes to entertain.

On the first floor, there is an impressive, dual-aspect principal bedroom, complete with a modern en suite bathroom, an array of built-in wardrobes, and delightful views of the garden and countryside. The first-floor accommodation extends to a bright and airy study and three further spacious bedrooms, which are served by a Jack-and-Jill bathroom. Stairs rise to the second floor large landing off of which are two further generous bedrooms, both of which have fitted wardrobes and are served by a stylish bathroom.





Pebworth Drive is one of a collection of properties set behind wrought iron electric gates on the edge of Hatton Park. The property has a private driveway which provides ample parking for several cars and gives access to a triple garage.

The garden is a particular feature of the property; it is principally lawned and has undergone extensive landscaping by the current owners, benefitting from a stone paved pathway that leads to a delightful seating area at the end of the garden, and well-stocked herbaceous flower beds. The garden wraps around the house to the northerly boundary, bordering open countryside, and offers complete privacy and seclusion with the most stunning views towards the market town of Warwick with the spire of St Mary's Church in view. A stone paved patio is accessed from the kitchen/dining/family room and the drawing room through bifold doors and provides a wonderful space for outdoor entertaining.

The garden also offers a large hot tub and a sunny terrace to the front of the property.





Services

Mains electricity, water, gas and drainage are connected to the property. Fibre broadband is connected to the property.

What3words

///enlarge.polices.blackbird

Viewing

By prior appointment only with the agents





APPROXIMATE GROSS INTERNAL FLOOR AREA:
House: 379 sq m (4,081 sq ft)
Garage: 49 sq m (530 sq ft)
Total: 428 sq m (4,611 sq ft)
inc. restricted head height
© Cotswold Plans Ltd ma/16442

20 Pebworth Drive
Hatton Park

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 text of the Particulars.



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Date: 20 October 2025
Our reference: STR012586076

20 Pebworth Drive, Hatton Park, Warwick, CV35 7UD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,395,000

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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V4.3 Sep 24