



Drumlin  
Hampton-on-the-Hill | Warwick | Warwickshire | CV35 8QR

FINE & COUNTRY

# DRUMLIN



*Detached modern family home with six bedrooms and four bathrooms, built in 1994. Renovated by the current owners. Located in the prime, historic Hampton on the Hill, featuring striking views over the neighbouring countryside.*



# KEY FEATURES

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## Ground Floor

Enter through a porch into a grand open-plan hallway featuring a two-storey staircase with glass balustrades, allowing natural light to illuminate the space. The expansive living room, with front and rear windows, boasts an inglenook fireplace with a Bressummer beam. The hallway, spacious enough for a dining area, offers stunning rear garden views through floor-to-ceiling Shüco sliding doors. The heart of the home is the open-plan breakfast kitchen, leading to an Oak-structured garden room with skylights, built by Shires Oak in 2011, with triple-aspect views over the grounds and countryside. The well-equipped kitchen includes an island unit, shaker style cupboards, gas-fired Aga, and separate utility room with side access. The entrance hall also features a refurbished three piece cloakroom with a shower, and a study with storage.









# SELLER INSIGHT

“ Discover the charm and appeal of this beautifully situated detached family home. The current owners were drawn to its perfect blend of tranquillity and accessibility, describing it as “a house in a semi-rural position, within 10 minutes of Warwick town centre.”

One of the standout features of this home is its unrivalled views within a quaint village setting. The open entrance hall floods the house with natural light. The kitchen's Aga is particularly inviting, with the vendors noting, “The Aga in the kitchen keeps it lovely and warm in the Autumn/Winter.”

The flow and design of this home make it an ideal environment with the vendors describing it as, “An open-plan designed house, with an expansive hallway, ‘flying’ staircase, and views over the garden and countryside.” Natural light streams into the home all day long, thanks to its open-plan design with floor-to-ceiling windows and doors.

The garden offers a secluded retreat with extensive countryside views. “I love the garden as it is so secluded with fantastic and extensive views of the countryside,” the owners share.

The heart of the home is undoubtedly the oak garden room. The owners share, “The oak garden room makes us feel as though we are sitting in the garden throughout the year enjoying the changes in the seasons.”

The owners have hosted numerous memorable family events, taking full advantage of the spacious hallway and outdoor areas for games and celebrations. They recall, “We have hosted many family events such as my parents’ 40th wedding anniversary, with long tables down the hallway, a post-wedding family day with plenty of space for games like badminton, Kubb, and used the field for extended garden games of football, baseball, rounders, etc.”

The owners have spared no expense whilst living here, detailing the works they’ve done to create a luxurious and practical family home. “We have upgraded all the bathroom/shower rooms and cloakroom with Porcelanosa white furniture and tiles.” In the last two years the loft has been converted, and the staircase and landing have been updated with oak handrails and glass to enhance the flow of light. There is new double glazing throughout and Shuco sliding Patio Doors on the ground floor.

The neighbourhood matches this home’s welcoming nature, with plenty to get involved in. The vendors say, “We are very lucky to have a great small-knit community, hosting events from the village hall, and recently a village WhatsApp, set up in COVID, really useful for sharing information.”

With its strategic location, this home offers unparalleled access to outstanding schools, essential services, and various amenities. The owners appreciate its “fantastic position in the village, with countryside views to the back and side, but only a 10-minute drive to Warwick. The home is conveniently situated just a 25-minute walk to Warwick Parkway station, making commutes to London and Birmingham straightforward.” It’s also perfect for families, being near top schools. They explain, “It’s a great location for Warwick Preparatory, Warwick School for boys, Kings High for girls, Aylesford and Myton secondary state schools, and within the catchment for the Stratford grammar schools, like Stratford Grammar for Girls and KES Grammar for Boys, which are just a 15-minute drive away.”

Future owners will have plenty of activities to choose from. The vendors suggest, “Play sports with Warwick Boat Club less than a 10 minute drive away for tennis, squash, rowing, and bowls. Enjoy walks in the surrounding countryside (30 minutes across to the canal, with Hatton Locks and Hatton Arms pub too).” They also recommend exploring the local shopping and dining options, including “the Bull Ring, Solihull Shopping Centre, and restaurants and cafes in Warwick, Leamington and Birmingham; Adam’s in particular, a 1\* Michelin.”

The owners have created a welcoming and practical family home, emphasizing the joy of “spending time in the garden room and enjoying views of the countryside throughout the year.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







## First Floor

The first-floor landing leads to four double bedrooms and refurbished four-piece family bathroom with breathtaking landscape views. The main bedroom includes a refitted three-piece ensuite.









## Second Floor

The second-floor which was completed in 2021 has a landing providing access to two double bedrooms, one with a three-piece shower room, ideal as a guest suite or additional workspace. This floor offers striking views from its elevated position.











### Outside

The property features a block-paved driveway shared with one neighbour, leading to a private driveway with ample parking for several vehicles, a detached double garage with first-floor storage, and an adjoining carport. The rear garden is laid to lawn with mature shrubs, trees, and borders, offering stunning distant views. A neighbouring 2.13-acre paddock, owned by Budbroke Consolidated Charities and let to the current occupants for a nominal rent continuously for over 25 years, may continue to be available to future owners.



# LOCATION

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Nestled in the verdant heart of Warwickshire, Hampton on the Hill is a quintessentially English village that exudes historical charm and refined elegance. This picturesque hamlet, with its roots tracing back to the Domesday Book, offers a unique blend of rich heritage and contemporary luxury. The village's serene atmosphere, coupled with its stunning landscapes and period architecture, creates an idyllic setting for those seeking an exclusive lifestyle.

Hampton on the Hill is a relatively small village, ensuring a close-knit community where privacy and tranquillity are paramount. The village's size adds to its exclusivity, making it a coveted destination for discerning buyers. Despite its seclusion, Hampton on the Hill is conveniently positioned, providing easy access to modern amenities and essential services.

Hampton on the Hill offers residents an easy reach of Warwickshire's finest amenities. The nearby town of Warwick, just a short drive away, boasts an array of high-end boutiques, gourmet restaurants, and charming cafés. For daily necessities, the local shops and markets provide everything one might need, maintaining the village's quaint and intimate feel.

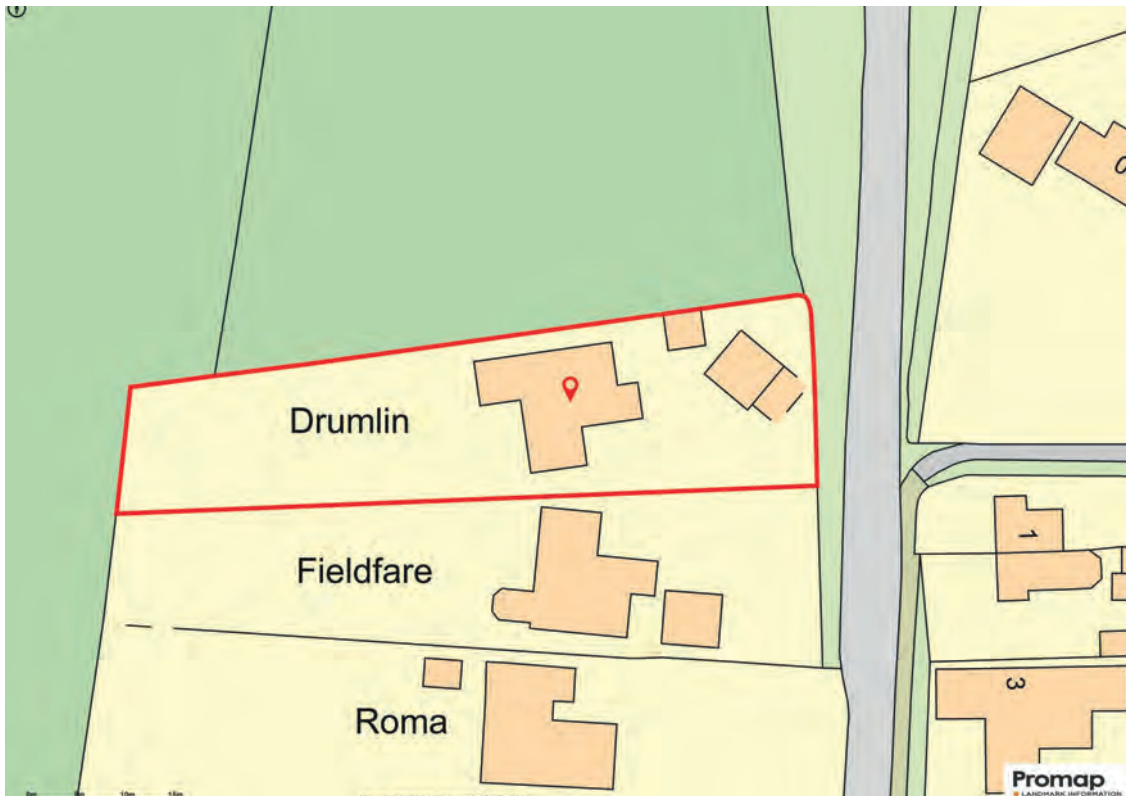
For families, Hampton on the Hill is ideally situated near some of the region's most prestigious educational institutions. Both private and public schools are within easy reach, ensuring top-tier education for children of all ages. Renowned private schools such as Warwick School and King's High School for Girls are just a brief drive away, offering world-class education and facilities. Public schools in the area are equally commendable, with high Ofsted ratings and a strong community focus.

Despite its peaceful seclusion, Hampton on the Hill is remarkably well-connected. The village's proximity to major motorways, including the M40 and M42, ensures effortless travel to key destinations such as Birmingham and London. For those who prefer rail travel, Warwick Parkway and Leamington Spa train stations offer regular and direct services to major cities and a great line in to Marylebone, and Coventry offers direct access to Euston. Additionally, Birmingham International Airport is conveniently accessible, making international travel straightforward and stress-free.

Living in Hampton on the Hill means enjoying the perfect balance of rural serenity and modern luxury. The village's heritage is preserved in its beautiful period properties, many of which have been meticulously restored to offer contemporary comforts while maintaining their historical integrity. The surrounding countryside provides a stunning backdrop for outdoor pursuits, from leisurely walks to more adventurous activities.

Hampton on the Hill is more than just a place to live; it is a lifestyle choice for those who seek luxury, privacy, and a touch of history. Its unique blend of seclusion and connectivity, coupled with premier amenities and educational opportunities, makes it an unparalleled destination for the discerning homebuyer. Discover the charm and elegance of Hampton on the Hill – where timeless beauty meets modern luxury.





### Property Information

**Utilities:** We understand that all mains services are connected to the property including water, electricity, gas, and sewerage.

**Mobile Phone Coverage:** 4G and 5G mobile signal is available in the area. We advise you to check with your current provider.

**Broadband Availability:** FTTC Superfast Broadband Speed is available in the area, with Openreach Fibre Checker predicting that the highest available download speed is 46 Mbps and highest available upload speed 8 Mbps. However, the owners current service delivers less than the maximum rate. We advise you check with your current provider.

**Special notes:** There are covenants on the property. The property has right of access over the neighbours driveway, which is subject to maintenance costs for the up keep. Please contact us for more information.

**Tenure**  
Freehold

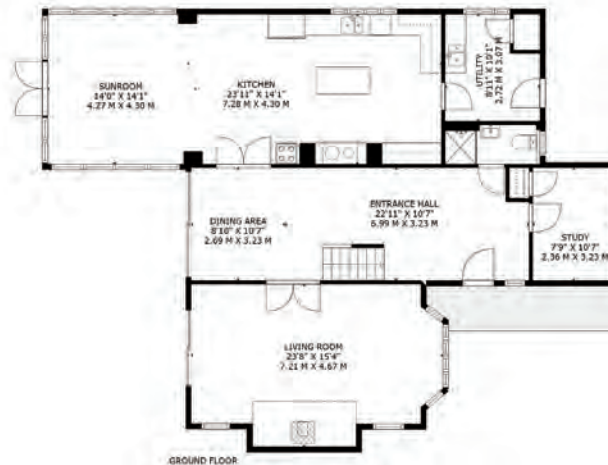
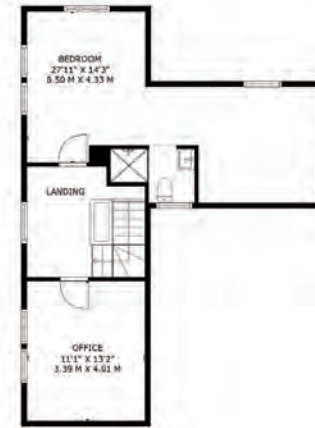
**Local Authority**  
Name: Warwick District Council  
Council Tax Band: G

**Viewing Arrangements**  
Strictly via the vendors sole agents Fine & Country on 01926 455950.

**Website**  
For more information visit <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

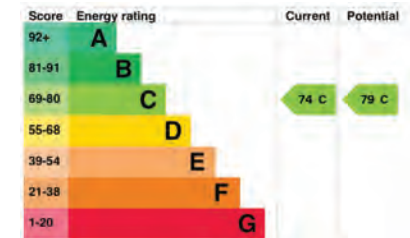
**Opening Hours:**

Monday to Friday	9.00 am - 5.30 pm.
Saturday	9.00 am - 4.30 pm.
Sunday	By appointment only



GROSS INTERNAL AREA: 2930 sq ft, 271 m<sup>2</sup>  
 LOW CEILINGS/OPEN TO BELOW: 254 sq ft, 24 m<sup>2</sup>  
 GARAGE: 301 sq ft, 28 m<sup>2</sup>

**OVERALL TOTALS: 3485 sq ft, 323 m<sup>2</sup>**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property related details rests with the buyer. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 13.06.2024





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



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## JONATHAN HANDFORD

### MANAGING DIRECTOR

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[jonathan.h@fineandcountry.com](mailto:jonathan.h@fineandcountry.com)

Jonathan is a well-established figure within the Fine & Country team and a great role model for the brand. He is a passionate property expert with a wealth of success stories for helping people move and secure the best price for their home. His experience affords him the opportunity to share his knowledge and on a monthly basis, he delivers consultancy training to Fine & Country agents from all across the UK. His academy training is followed by new and old agents alike and he has partnered with many of the industry's finest coaches and trainers to raise the bar on standards for the industry. Jonathan lives in Leamington Spa with his wife Laura and their son Elliot. Laura also works within the Fine & Country business and works closely with Jonathan and his clients. In January 2019 his Leamington Spa team won two awards at the prestigious annual Fine & Country International Awards Ceremony at the QEII in Westminster London. The awards for Best Property Presentation and the highly coveted Best Overall Operator were presented by former England rugby player, Matt Dawson MBE.

THE FINE & COUNTRY  
FOUNDATION

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