





An outstanding opportunity to acquire a superb 1930's built individually styled detached country residence coming to the market for only the 2nd time in over 70 years and having the benefit of no onward chain. Which has been improved and substantially extended to provide superbly appointed gas centrally heated accommodation with many notable features including self-contained annex, four car garage, detached contemporary style home works centre, beautifully landscaped grounds extending to 1.1 acres in this highly favoured rural village location.
No Chain

Hunningham and Hunningham Hill

Is a charming rural village location surround by beautiful open countryside . The location being ideally sited some 6 miles from the town centre and close to a number of covenant work centres, including Warwick , Rugby, Coventry, Banbury and Southam. The village is most convenient for access to the motorway network, the M40, M6 and M69 all being within easy reach. Mainline railway stations are available in both Leamington Spa and Coventry. Facilities are available within easy reach with shops and schools being only a short distance in both Cubbington and Long Itchington. Several renowned private schools are also within easy reach. This particular village is consistently proved to be much sought after.

EHB Residential are pleased to offer The Coppice, Fosse Way, Hunningham Hill which is a truly exceptional opportunity to acquire a most impressive individually styled 1930's built country residence which has undergone considerable improvement and extension by the present owners to provide a spacious well-appointed seven bedroom accommodation, recent works including erection of a detached garage block with self-contained annex, loft conversion and contemporary style detached home work facility. The property occupies beautifully landscaped mature grounds extending to approximately to 1.1 acres in an elevated position with views towards open countryside. The property provides genuine family sized accommodation with a well proportioned reception hall giving access to three principal reception rooms and comprehensively fitted living kitchen with separate utility room. The property has been maintained and improved by the present owners to quite an exceptional standard and the agents consider internal inspection to be essential for this unique and impressive property to be fully appreciated.

In detail the accommodation comprises:-

Vestibule

With arched oak paneled door with leaded glazed panel, with side window and coving to ceiling which leads to the reception hall .

Reception Hall

19' x 12'3" (5.79m x 3.73m)

Having windows to three aspects, staircase off with balustrade, coving to ceiling, polished oak flooring, radiator and oak panel wood doors.

Lounge

21' x 17' (6.40m x 5.18m)

With fireplace feature with oak lintel, wood burner and hearth, three radiators, TV point, coving to ceiling, windows to three aspects including patio doors overlooking rear garden.

Dining Room

12'0" x 17'7" (3.66m x 5.36m)

With bay window, radiator, coving to ceiling

Under Stair Cloakroom / WC

With low flush WC, wash hand basin with tile splashback, mixer tap, chrome heated towel rail, oak effect flooring





Comprehensively Fitted Living Kitchen

23'9" x 18'0" max 12'0" min (7.24m x 5.49m max 3.66m min)

With tiled floor, bi-fold doors overlooking rear garden, with extensive range of cream base cupboard and drawer units with stainless steel door furniture, solid oak work surfaces, tiled splashbacks, matching range of high level cupboards, inset one and a half bowl stainless steel sink unit with mixer tap, built-in five ring hob unit with contemporary style extractor hood over, built-in dishwasher, three quarter height unit with American style fridge recess and cupboard over, matching breakfast bar, bay window and radiator.

Utility Room

8' x 4'6" (2.44m x 1.37m)

With base cupboard, work surface, single drainer, one and a half bowl stainless steel sink unit and mixer tap, high level cupboards, tiled floor, Worcester gas fired central heating boiler and programmer, integrated automatic washing machine, vented for tumble dryer.

Rear Lobby / Boot Room

With tiled floor, meter cupboard, radiator.

Study

7' x 7' (2.13m x 2.13m)

With radiator

Stairs and Galleried Landing

With turned balustrade, radiator, coving to ceiling.

Master Bedroom

22' (plus wardrobe) x 11'3" (6.71m (plus wardrobe) x 3.43m)

Having extensive range of built in wardrobes with hanging rail, shelves and sliding doors, bay window with window seat, coving to ceiling, two radiators.

En-Suite Dressing Room

5'6" x 6'4" (1.68m x 1.93m)

With radiator, double built in wardrobe with mirrored sliding doors, hanging rail and shelves.

Shower Room / WC

6'8" x 5'4" (2.03m x 1.63m)

With tiled floor, quadrant shower cubicle with integrated shower unit, vanity unit incorporating wash hand basin with mixer tap, tiled splash back, low flush WC, chrome heated towel rail.

Family Bathroom / WC

10' x 8'3" (3.05m x 2.51m)

With stand alone bath with wall mounted mixer taps, tiled floor, half tiled walls, vanity unit incorporating wash hand basin with a mixer tap, low flush WC, chrome heated towel rail, over sized shower cubicle with integrated shower unit, shower screen, and downlighters.

Bedroom

12' x 15'4" (3.66m x 4.67m)

With bay window, radiator, under stair cupboard, coving to ceiling.

Bedroom

15' x 16'10" (4.57m x 5.13m)

Having windows to two aspects, two radiators, coving to ceiling.

Bedroom

12'6" x 9'6" (3.81m x 2.90m)

Having windows to two aspects, double built in wardrobe, hanging rail, shelves, sliding mirrored doors and radiator.

En-Suite Shower / WC

With tiled shower cubicle, integrated shower unit, wash hand basin with mixer tap, low flush WC, chrome heated towel rail, tiled floor, downlighters and extractor fan.

Stairs and Second Floor Landing

With access to eaves storage, radiator.

Bedroom

14'4" x 11' (4.37m x 3.35m)

Having Velux and window to two aspects, laminate floor, radiator, downlighters.



Bathroom / WC

8'7" x 5'9" (2.62m x 1.75m)

With white suite, tiled splash back, shower area comprising of panel bath with mixer tap, shower attachment and screen, wash basin, mixer tap, inset to vanity unit, low flush WC, chrome heated towel rail and Velux window.

Study / Bedroom

10' x 6'9" (3.05m x 2.06m)

With radiator, Velux windows to two aspects.

Outside

The property occupies a prominent position well screened by established foliage in grounds extending approximately to 1.1 acres, approached by electrically operated timber gates, leading to a substantial graveled drive and car standing facility for multiple vehicles.

Adjoining Garage

16'4" x 17'6" (4.98m x 5.33m)

With twin double timber doors, with electric light, power point.

Outside (Front)

Is an extensively laid lawn well screened by established foliage, with extensive gardens to the side of the property, principally laid to lawn including timber built detached stable block comprising lose box and tack room suitable for conversion to a variety of uses, timber garden shed and green house inset with established fruit trees.

Detached Contemporary Style Home Work Facility / G

14'6" x 9'9" (4.42m x 2.97m)

Having double sealed unit French doors and side panels, wood effect flooring, internet connection, alarm, electric, heating and downlighters.

Shower Room / WC

7'6" x 12'6" (2.29m x 3.81m)

With tiled shower cubicle, triton electric shower unit, vanity unit incorporating wash hand basin, low flush WC , downlighters, tiled floor, extractor fan, chrome heated towel rail.

Outside (Rear)

Extensively laid to lawn with mature well stocked flower borders, with fruit trees, established Rhododendrons, play area, paved patio, composite decked sun terrace leading to further lawned garden area with established hedging and trees.

Detached Garage Block

19'1" x 19'3" (5.82m x 5.87m)

With twin double sets of oak doors, electric light power point and downlighters.

Access to Self-Contained Annex

Comprises entrance hall with timber and glazed panel entrance door and staircase off.

Open Plan Living Kitchen

14'7" x 8'0" (4.45m x 2.44m)

With range of base cupboard door units, rolled edge work surfaces, appliance space, single drainer stainless steel sink unit with mixer tap, high level cupboards, laminate floor.

Utility

With rolled edge work surface, tiled floor, fitted shelves and plumbing for automatic washing machine.

Cloakroom / WC

With low flush WC, wash hand basin inset vanity until with tiled splash back, tiled floor, downlighters, extractor fan.

Stairs and Landing

Leads to...





Bedroom

22'10" x 12'5" plus under eaves storage areas (6.96m x 3.81m plus under eaves storage areas)
With two electric radiators, Velux window.

Shower Room / WC

9'9" x 3'10" (2.97m x 1.17m)

With oversized shower cubicle with integrated shower unit, vanity unit with wash hand basin, mixer tap, tiled splash back, low flush WC, chrome heated towel rail.

Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider.
(Checked on Ofcom May 25).

Broadband Availability

Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom May 25).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

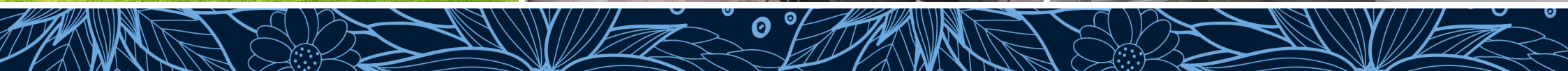
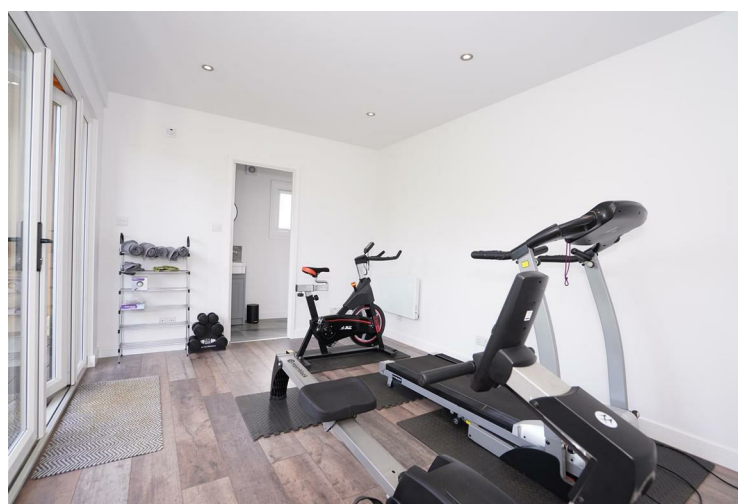
Council Tax

Council Tax Band G.

Location

The Coppice
Fosse Way
Hunningham
CV33 9EJ







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Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

