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RESIDENTIAL

Your Property - Our Business



Hunningham Croft, Main Street, Leamington Spa



An outstanding opportunity to acquire a stunning individual and attractively styled detached country residence, providing superbly appointed flexible family sized accommodation including four bedrooms and four bathrooms, set in beautiful natural grounds extending to approximately 0.6 of an acre with adjoining fields with extensive open views in this particularly sought after rural village location.
NO CHAIN.

[Hunningham Croft Main Street](#)

The village of Hunningham is a charming rural village set in the heart of the beautiful Warwickshire countryside, convenient for access to Royal Leamington spa some seven miles distant and a number of other work centres including Warwick, Coventry, Stratford and Southam and within easy reach of the motorway network.

Whilst the village contains limited facilities there is a well known public

house and excellent facilities are available in Long Itchington and Cubbington within easy reach. This particular village has consistently proved to be much sought after.

ehB Residential are pleased to offer Hunningham Croft, which is a rare opportunity to acquire a stunning individually styled detached country residence with no chain. The property having been completely refurbished and extended with internal and external alterations, including a new roof and upper floor, new external brickwork, new 2 storey side extension and new double garage and driveway in 2017/2018 on the site of a previous detached bungalow provides superbly appointed flexible family sized accommodation including four bedrooms and four bathrooms within this most attractive style. The property has a number of other notable features including three good sized reception rooms, comprehensively fitted open plan living kitchen and utility room. The property is pleasantly sited on a slightly

elevated position within 0.6 of an acre of mature natural gardens which surround the property. The property also features a double garage and extensive additional parking and since its extensive refurbishment has been maintained to an exceptionally high standard by the owners. The agents consider only inspection of this truly outstanding property to be essential for the level of appointment, situation and standard of presentation to be fully appreciated.

In detail the accommodation comprises:-

[Open Porch](#)

With oak frame, oak timber and glazed panelled entrance door and side panels leading to the reception hall.

[Reception Hall](#)

With staircase off with attractive oak balustrade and understair cupboard, two period style radiators, oak floor, downlighters, cloaks cupboard and oak panelled doors leading off.





Living Room

18'13" x 10' (5.49m x 3.05m)

With brick fireplace, with oak lintel and slate hearth, wood burner, downlighters, pendant light, two period style radiators.

Drawing Room / Study

12' x 12' (3.66m x 3.66m)

With brick fireplace, wood burner, with oak lintel and slate hearth, flanked by two custom built full height bookcases with base cupboards, oak floor, period style radiator, downlighters.

Dining Room

13'9" x 14' (4.19m x 4.27m)

With oak floor, two period style radiators and wall light points, pendant light.

Family Room / Bedroom Four / Cinema Room

13'6" x 10'8" (4.11m x 3.25m)

With carpet, downlighters and period style radiator.

Ground Floor Bathroom / WC

10'6" x 7'6" (3.20m x 2.29m)

Being tongue and groove panelling to dado height with tiled floor, panelled bath, pedestal basin, low flush WC, oversized tiled shower cubicle with integrated shower unit, chrome heated towel rail, radiator, downlighters.

Impressively Fitted Breakfast Kitchen

24'7" x 10'9" (7.49m x 3.28m)

With stone tiled floor, bi-folding doors overlooking the rear garden. underfloor heating, contemporary style radiator, downlighters, bespoke shaker style kitchen with extensive range of base cupboards and drawer units and oak work surfaces, tiled splashbacks, oak upstands, electric induction range with bespoke oak built extractor hood over, a range of matching high level cupboards, inset Belfast sink unit and mixer tap, built-in dishwasher, basket drawers, large full height fridge, large full

height freezer, serving tray (storage facility) concealed pelmet lighting, leading to rear hall utility room, downstairs WC with basin and rear stable door.

Rear Hall

With underfloor heating, stone tiled floor, stable rear door, media and electric meter cupboard.

Cloak Room / WC

With vanity unit, wash hand basin, low flush WC, downlighter, extractor fan.

Utility Room

13' x 8'6" (3.96m x 2.59m)

With stone tiled floor, underfloor heating, range of base cupboard and drawer units, oak work surfaces and returns, Belfast sink unit and mixer tap, Worcester gas fired central heating boiler and programmer, high level cupboards including wine racks, appliance space for automatic washing machine and tumble dryer, wine cooler.



Stairs and Landing

With attractive oak balustrade, carpet, radiator, four Velux windows, leading to landing / study area.

Landing / Study Area

13' x 12'9" (3.96m x 3.89m)

With airing cupboard with lagged immersion heater, downlighters, carpet, radiator.

Master Bedroom

19'10" max x 20'0" max (6.05m max x 6.10m max)

With custom built range of built-in wardrobes with hanging rails and shelves, downlighters, access to roof space, windows to two aspects with pleasant open views, two radiators.

En-Suite Bathroom / Wet Room

10'10" x 8'3" (3.30m x 2.51m)

Featuring Travertine tiled walls and floor, underfloor heating, stand

alone designer bath with wall mounted mixer tap, pedestal basin with mixer tap, low flush WC, chrome heated towel rail, radiator, integrated shower unit, downlighters, extractor fan.

Bedroom

13' x 10'8" (3.96m x 3.25m)

With downlighters, carpet and radiator.

En-Suite Wet Room

7'3" x 6'10" (2.21m x 2.08m)

Being Travertine tiled walls and flooring, pedestal basin with mixer tap, low flush WC, integrated shower unit, downlighters, extractor fan, chrome heated towel rail, underfloor heating.

Bedroom

19'6" x 12' (5.94m x 3.66m)

With windows to two aspects, two radiators, range of custom built wardrobes with hanging rail and shelves. Access to roof space.

En-Suite / Wet Room

Being Travertine tiled wall and floor, chrome heated towel rail, integrated shower unit, low flush WC, pedestal basin with mixer tap, underfloor heating, downlighter and extractor fan.

Outside (Front)

The property occupies grounds extending to approximately 0.6 of an acre, approached via an electrically operated five bar gate, with resin drive leading to a large car standing / turning facility, leading to the adjoining double garage and leading to a second electric gate to create an in and out connected driveway.

Adjoining Double Garage

21'7" x 17'8" (6.58m x 5.38m)

With electric timber doors, electric light, power point, storage facility within the eaves. The drive being flanked by extensive lawns with extensive natural foliage including mature trees, established flower beds, Acer tree, pedestrian side access leading to the rear garden.



Outside (Rear)

Comprising paved patio, shaped lawn, with established flower borders, surrounded by post and rail fencing which adjoins a natural meadow. Feature ornamental pond flanked by established flower beds, timber garden shed, greenhouse, closed kitchen garden area. Immediately to the side of the drive is an additional access electric gate into another driveway to exit the property, owned by the property, flanked by established greenery and borders which additionally provides a right of way to the local cricket club located diagonally to the rear of the property.

Broadband Availability

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

Mobile Phone Coverage

A 5G mast has recently been provided in the village so there is mobile signal across the plot. We advise you to check with your 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

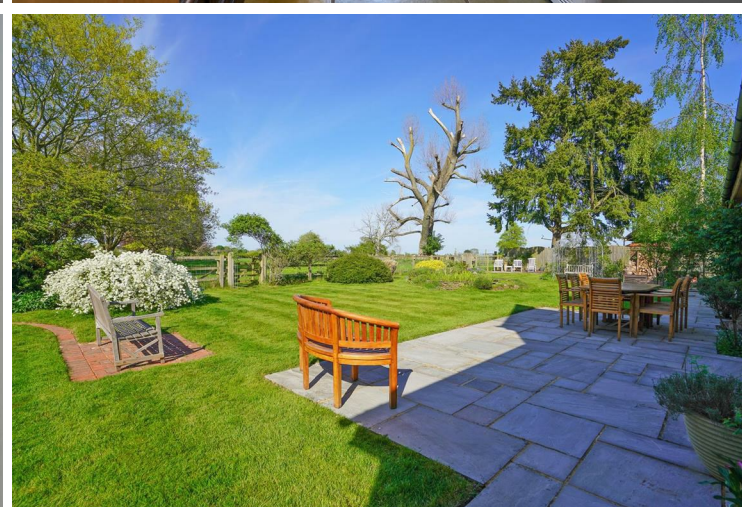
water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band G.

Location

Hunningham Croft
Main Street
Hunningham
Leamington Spa
CV33 9DY





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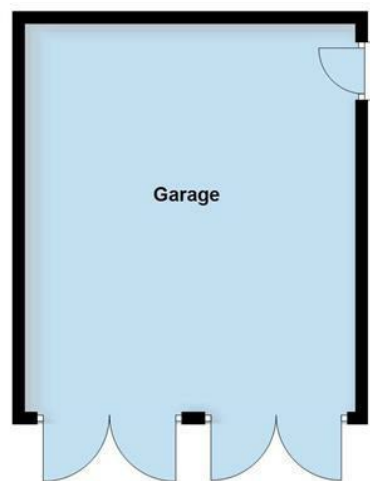
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



Ground Floor
Approx. 136.9 sq. metres (1473.6 sq. feet)



First Floor
Approx. 100.6 sq. metres (1083.1 sq. feet)

Total area: approx. 237.5 sq. metres (2556.8 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact
Total area does not include the Garage