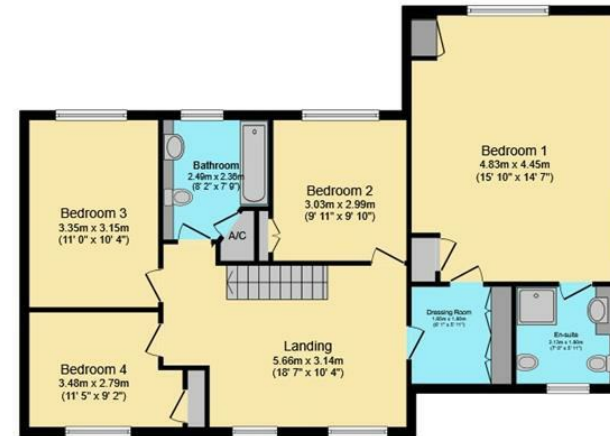




The Hollies Hampton-On-The-Hill, Warwick, CV35 8QR



**Ground Floor**



**First Floor**

Total floor area 254.3 sq.m. (2,737 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- Detached Family Home
- Four Double Bedrooms
- Family Bathroom & En-Suite
- Three Adaptable Reception Rooms & Conservatory
- Breakfast Kitchen & Large Utility
- Guest W.C
- Plot Measuring 0.23 Acres.
- Large Driveway & Double Garage
- NO FORWARD CHAIN
- EPC Rating F



Offers In The Region Of  
£765,000

An attractive and spacious detached family home located in the popular Warwickshire village of Hampton on the Hill just 2.5 Miles from Warwick and offering scope for modernisation and extension (subject to planning) with interior accommodation comprising, entrance hall, guest W.C, kitchen breakfast room, utility, triple aspect living room, dining room, family room and conservatory. To the first floor are four double bedrooms, a dressing room and principal en-suite and a family bathroom. Outside the property boasts gardens to both front and rear and sits on a plot of approx. 0.23 Acre with a large block paved driveway and an attached double garage.  
NO FORWARD CHAIN.

#### Approach

Accessed from the road via a large block paved drive, leading up to the porch.

#### Porch

Having a UPVC and glazed front door with further internal timber door leading into the entrance hall.

#### Entrance Hall

A spacious entrance hall with stairs to the first floor, giving way to the guest W.C, kitchen, dining room and family room.

#### Guest W.C

Featuring a low level W.C and wall mounted wash hand basin with an obscured window to the front elevation.

#### Kitchen Breakfast Room

Comprising a fitted kitchen with large front facing window overlooking the fore garden and providing ample space for informal dining with further internal access to the utility room.

#### Utility

Accessed from the kitchen with external entrance doors leading to both front and rear elevations with fitted units and housing the oil fired central heating boiler.

#### Dining Room

Accessed directly from the entrance hall this adaptable reception room sits along side the kitchen and is currently being used as a dining room.

#### Living Room

This large triple aspect reception room is accessed from the entrance hall via the family room and has a centrally mounted feature fireplace and rear sliding patio doors leading the lawned rear garden.

#### Family Room

Leading from the entrance hall and giving way to the living room and conservatory, this useful reception room has most recently been used as a family room.

#### Conservatory

Accessed from the family room with patio doors to the rear garden.

#### To The First Floor

#### Landing

With stair rising from the entrance hall and giving way to all bedrooms and the family bathroom, this large landing also provides ample space for a study, play or reading area.

#### Dressing Room

Accessed from the landing, the dressing room benefits from a large double fronted built in wardrobe and window to the front elevation and gives way to the principal bedroom.

#### Bedroom One

The large main bedroom benefits from a wealth of built







in storage and has windows to both side and rear elevations.

#### En-Suite

The en-suite features a four piece, white suite with low level w.c, bidet, vanity unit mounted basin and enclosed shower cubicle.

#### Bedroom Two

A double bedroom with rear facing window overlooking the rear garden and a double fronted built in wardrobe.

#### Family Bathroom

Comprising a white suite with low level W.C, vanity unit mounted wash basin and panelled bath with a large, obscured window to the rear.

#### Bedroom Three

Another well sized double room, offering built in storage furniture, a dressing table and wash hand basin, with a rear facing window overlooking the garden.

#### Bedroom Four

The final bedroom is currently being utilized as a home office, but is big enough to accommodate a double bed, with a front facing window and built in wardrobe.

#### Outside

##### Driveway & Garage

A large block paved driveway provides ample off road parking, this leads up to the attached double garage, which in turn features an electric up an over garage door, power and lighting and has a side facing window with additional side access door leading to the side porch and utility.

##### Front Garden

A well maintained and mature, lawned for garden sits behind a well tended front hedgerow, from her the rear garden can be accessed down both sides, via paved footpaths.

## Rear Garden

A stunning lawned rear garden with paved dining terrace accessible directly from the living room and conservatory, an additional terrace is located further down the garden and features a timber pergola. The garden has well stocked plant and shrub borders and beds and is walled to the left hand side with well maintained timber fencing to the right side boundary.

## General Information

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electric, water, drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** 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 same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band G

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** F. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Multi-award winning offices  
serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, Warwickshire, CV31 3NY  
Tel: 01926 429400 | [leamington@peterclarke.co.uk](mailto:leamington@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

