



Peter Clarke

4 Montgomery Avenue, Hampton-On-The-Hill, Warwick, CV35 8QP



- Detached Family Home
- Four Generous Bedrooms
- Bathroom & Shower Room
- Two Well Proportioned Reception Rooms
- Fitted Kitchen
- Utility
- Guest W.C
- Garden Office/Workshop
- Large In and Out Driveway
- EPC Rating D



£2,250 PCM

A beautifully presented, refurbished and idyllically positioned, four bedroom detached family home situated on a quiet cul-de-sac in the delightful Warwickshire village of Hampton on the Hill. This stunning family home sits on a plot of approx. 0.23acre and benefits from outstanding internal accommodation comprising large reception hall, guest W.C, dual aspect living room, formal dining room with bay window over looking the stunning rear garden, modern fitted kitchen and utility. To the first floor is a large landing area creating a wonderful study, play or reading space, four generous bedrooms a modern bathroom with shower and a further modern shower room. The property also benefits from an in out driveway, lawned fore garden, South facing lawned rear garden, outside timber office/workshop and summer house. In addition the property has been redecorated and recarpeted throughout and has had new blinds and curtains installed in every room. Internal viewing is highly recommended.

Reception Hall

Living Room

Dining Room

Kitchen

Utulity

Guest W.C

Landing

Bedroom One

En-Suite Bathroom

Bedroom Two

Bedroom Three

Bedroom Four

Front Garden

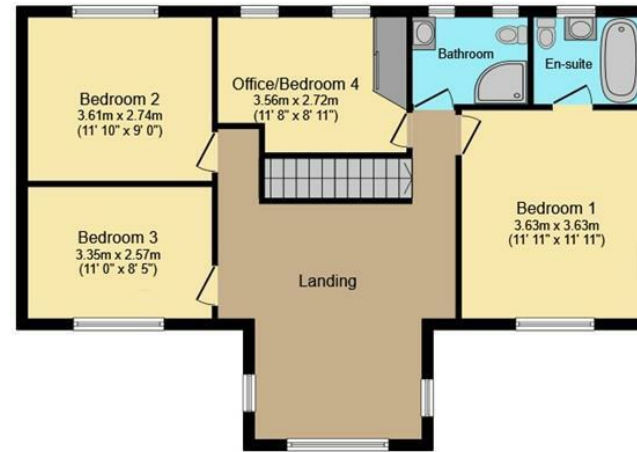
Rear Garden



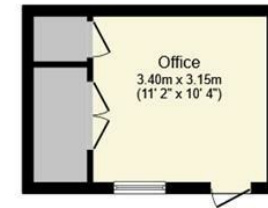
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**Ground Floor**  
Floor area 77.6 sq.m. (836 sq.ft.)



**First Floor**  
Floor area 78.2 sq.m. (842 sq.ft.)



**Outbuilding**  
Floor area 14.8 sq.m. (159 sq.ft.)

**TOTAL: 170.7 sq.m. (1,837 sq.ft.)**

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