



MONTGOMERY AVENUE, HAMPTON-ON-THE-HILL

complete ●●●  
SALES & LETTINGS





"An inviting and spacious home of over 3000sqft of impressive space, a perfect family home with beautiful outdoor garden and views of unspoiled Warwickshire countryside"





An impressive 1950s six-bedroom detached family home situated on a private road of just twelve properties all facing a central green and nestled in the quiet village of Hampton On The Hill in Warwick. The property is over 3000 sqft and set over three floors offering: A grand entrance hall, living room, large fitted kitchen, dining room, utility, guest WC, double garage, six bedrooms, four bathrooms and full-sized office space on the top floor.

The property is set on a wonderful 0.25 acres, with stunning countryside views to the rear and a green outlook to the front. There is a children's park within walking distance and is perfectly located for the M40, M42 and A46 road networks, within walking distance to Warwick Parkway Station with trains to Birmingham & London.

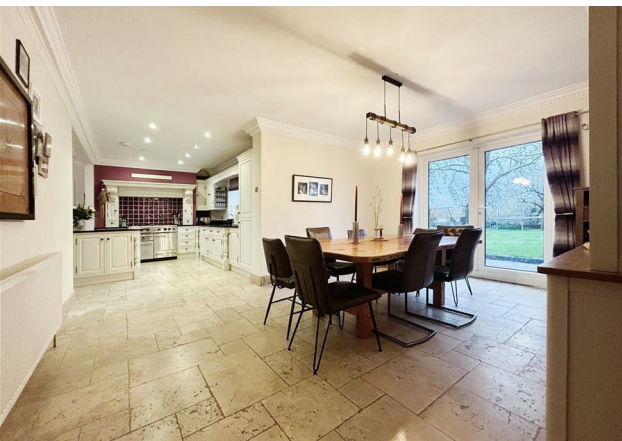


To view the ultimate 3D virtual twin of this home, which will give you an amazing perspective of the inside of this property, in a fully immersive online interactive viewing use - <https://my.matterport.com/show/?m=G7vqSFzHbT4>

It's in the detail...

#### Ground floor

The welcoming entrance hallway leads through to a spacious open plan kitchen/dining room, perfect for entertaining, with Travertine natural tiles throughout and a shaker-style kitchen, Falcon Range cooker, integrated appliances and patio doors leading to the picturesque garden with countryside views. The lounge offers a cosy and relaxing space with a feature fireplace and log burner. A downstairs cloakroom, WC, indoor garage access plus a generous utility space completes the ground floor accommodation.



#### First Floor

On the first floor, there are five bedrooms, one of which is currently being used as a home office. Four of the five double bedrooms have En-suite shower rooms, three with underfloor heating. The principal bedroom is at the rear of the property with a built-in wardrobe and separate dressing room with views overlooking the garden and beyond. It has a generously sized En-suite with a walk-in shower, large vanity units with his n hers wash- basins and a jacuzzi-style bath.

#### Substantial Loft Conversion

The second floor has been beautifully and tastefully converted with a further bedroom and extensive office space affording stunning views over the garden and Warwickshire countryside, there is a large landing with WC and a hidden music snug nestled in the eaves perfect for the budding musician.



#### Gardens and Outdoor space

The total plot is 0.25 acres and has a sunny and secluded garden with green fields beyond as far as the eye can see, laid to lawn with mature trees and plants, a greenhouse, decked area with power and lighting for summer evenings.

#### Double garage, parking and frontage

To the front is a generous driveway with parking for numerous cars, a shaped, well-maintained lawn, side access to the rear garden, and views to the central green. A Spacious double garage with ample storage, power and lighting with up-and-over electric doors.



#### Location

Hampton on the Hill is a delightful peaceful hamlet with plenty of canal and countryside walks situated on the edge of Warwick and near Hampton Magna with local amenities which include; a shop, pub, cafe and a popular primary school. Within walking distance (1.4km) to Warwick Parkway Train Station which takes you to Birmingham or London Marylebone Station. Hampton on the Hill also provides easy access to the major road links,



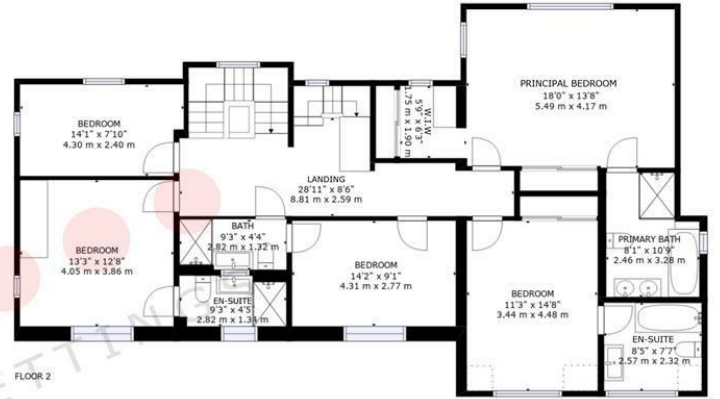
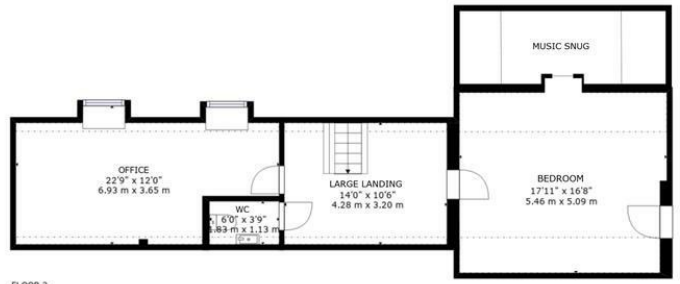
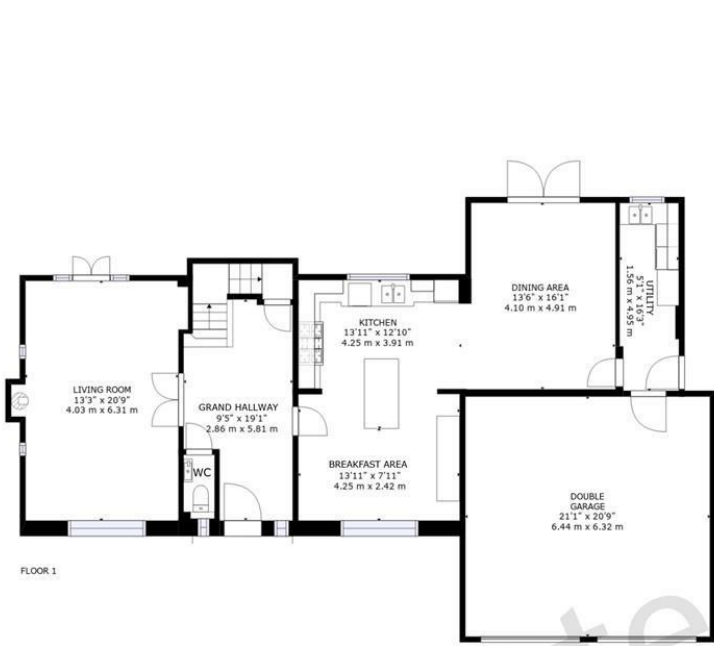


A46, M40 (being 2.4km away) and M42 to Birmingham Airport. The nearest town is 'historic' Warwick itself is famous for its medieval castle, open spaces, river views, beautiful parks and its rail and motorway network links to London and Birmingham. This vibrant riverside town attracts many visitors each year who travel to enjoy its many shops and galleries, historic culture and buildings and also the diverse array of restaurants and bars.

Council Tax  
Warwick District Council - Band G







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GROSS INTERNAL AREA  
 FLOOR 1: 1093 sq. ft, 102 m<sup>2</sup>, FLOOR 2: 1423 sq. ft, 132 m<sup>2</sup>  
 FLOOR 3: 516 sq. ft, 48 m<sup>2</sup>, EXCLUDED AREAS:  
 GARAGE: 438 sq. ft, 41 m<sup>2</sup>, MUSIC SNUG  
 REDUCED HEADROOM BELOW 1.5M: 190 sq. ft, 18 m<sup>2</sup>  
 TOTAL: 3031 sq. ft, 282 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

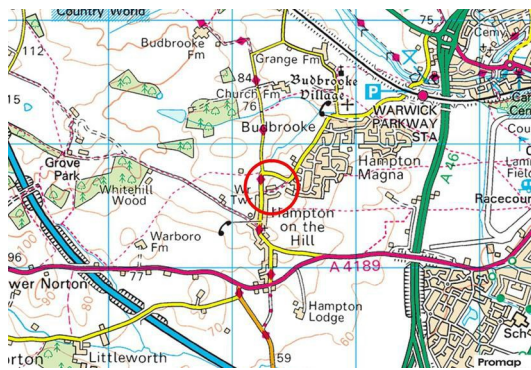
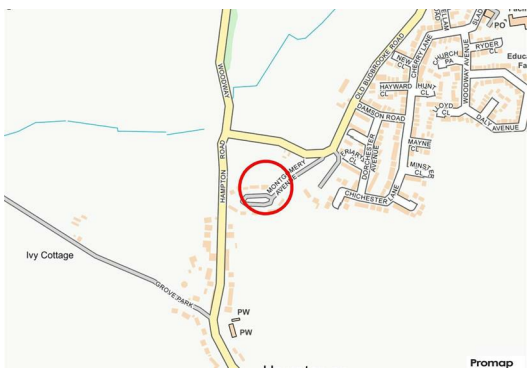
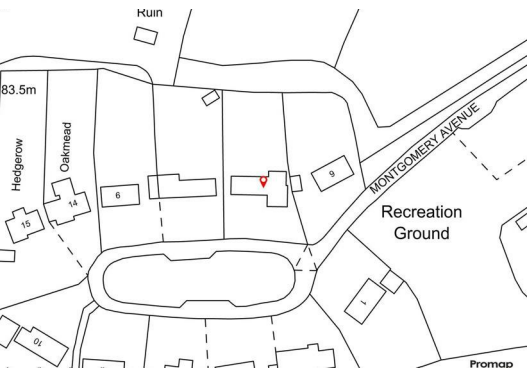
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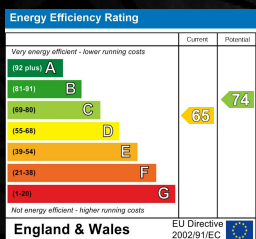


- Private road/development of 12 similar homes
- Countryside views to the rear.
- Mature gardens to the front and rear
- Four Bedrooms with en-suite
- Guest WC
- Substantial family home of approx. 3000sq.ft
- Open plan kitchen dining room
- Utility Room
- Double garage & ample driveway parking
- Dressing room to Primary Bedroom



## MONTGOMERY AVENUE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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