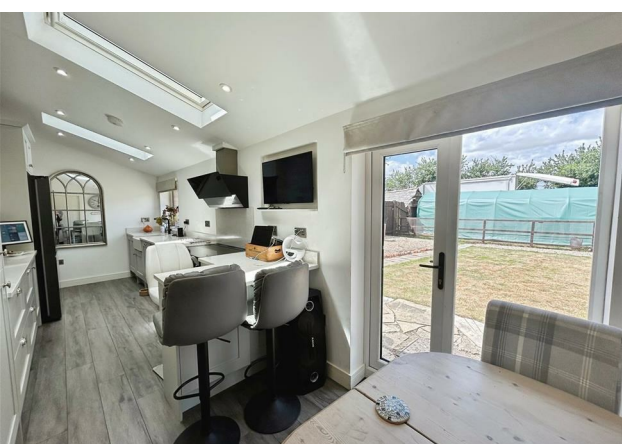




CHURCH STREET, HAMPTON LUCY

complete ● ● ●
SALES & LETTINGS





Nestled in the idyllic village of Hampton Lucy, surrounded by the rolling Warwickshire countryside, this picture-perfect Grade II listed cottage offers timeless charm with a modern touch. Just a short stroll from the local pub and scenic country walks, the property has been beautifully restored and tastefully updated, preserving its original character features and natural warmth throughout. Inside, you'll find exposed beams, original fireplaces, and thoughtfully designed living spaces that blend rustic elegance with everyday comfort.

The property in brief comprises a welcoming sitting room, a stylishly refitted kitchen, two spacious double bedrooms, a luxurious family bathroom, and an additional ground floor shower room—perfect for guests or practical day-to-day living. Outside, expansive grounds and beautifully maintained gardens provide a private haven—ideal for alfresco dining, gardening, or simply soaking in the tranquil village atmosphere. Whether you're seeking a charming full-time residence or a peaceful countryside retreat, this exceptional home captures the very essence of English village living.

Lounge

Step into this character-filled lounge featuring exposed original ceiling beams and beautifully painted brickwork. A stone hearth with wood-burning stove creates a warm, inviting focal point, enhanced by decorative wall lighting. The room is finished with a soft tartan-style carpet, while a double-glazed window to the front aspect allows for plenty of natural light. Additional storage is neatly tucked away in a convenient under-stairs cupboard.

Kitchen/Dining Room

Beautifully remodelled to a high standard, this contemporary kitchen-diner features bespoke fitted cabinetry with ample storage drawers, integrated appliances including a washing machine and dishwasher, and elegant quartz work surfaces. A classic Belfast sink with mixer tap sits beneath a double-glazed window offering views of the rear garden. The Richmond range cooker with Bosch extractor fan is a standout centrepiece, complemented by modern spotlights, underfloor heating, and a convenient breakfast bar. French doors open directly onto the patio and garden, while additional doors provide access to a downstairs bedroom and shower room. There is also space for a compact dining table, making this an ideal setting for both everyday living and entertaining.

Guest WC/Shower Room

Finished with sleek tiled flooring, this stylish shower room features a spacious walk-in shower enclosure, low-level flush WC, and a ceramic sink with mixer tap set into a contemporary vanity unit. Additional features include a heated towel radiator, ceiling spotlights, extractor fan, and an obscured double-glazed window providing both natural light and privacy.

Bedroom One

This spacious, fully carpeted double bedroom is bathed in natural light from two double-glazed windows with pleasant views of the side garden. Designed for both comfort and functionality, the room features ceiling spotlights, a central heating radiator, and a generously sized built-in double storage cupboard.

Landing

A bright and inviting landing area featuring exposed painted brickwork and original beams, adding character and charm. Fully carpeted for comfort, with ceiling spotlights and a central heating radiator, this generous space seamlessly connects the upper rooms while maintaining a warm and stylish feel.

Bedroom Two

A characterful double bedroom featuring bespoke handmade fitted wardrobes, soft carpeting, and a central heating radiator. Ceiling spotlights add a contemporary touch, while a double-glazed window to the side elevation fills the room with natural light.



Bathroom

Beautifully renovated with a blend of classic charm and modern convenience, this stunning bathroom features a freestanding Burlington London bath with shower over, complemented by stylish mosaic tiling and exposed brickwork. A Burlington London hand basin and low-level flush WC enhance the timeless design, while a heated towel radiator and extractor fan add modern comfort. Natural light streams in through a double-glazed rear window, accompanied by a striking internal stained-glass decorative window. Additional features include a loft hatch leading to a fully boarded loft space, complete with ladder and lighting—ideal for extra storage.

Outside

The beautifully landscaped gardens wrap around the property, offering a serene and exceptionally private setting. Mature trees, well-established flower beds, and generous lawned areas create a peaceful outdoor retreat, perfect for relaxing or entertaining.

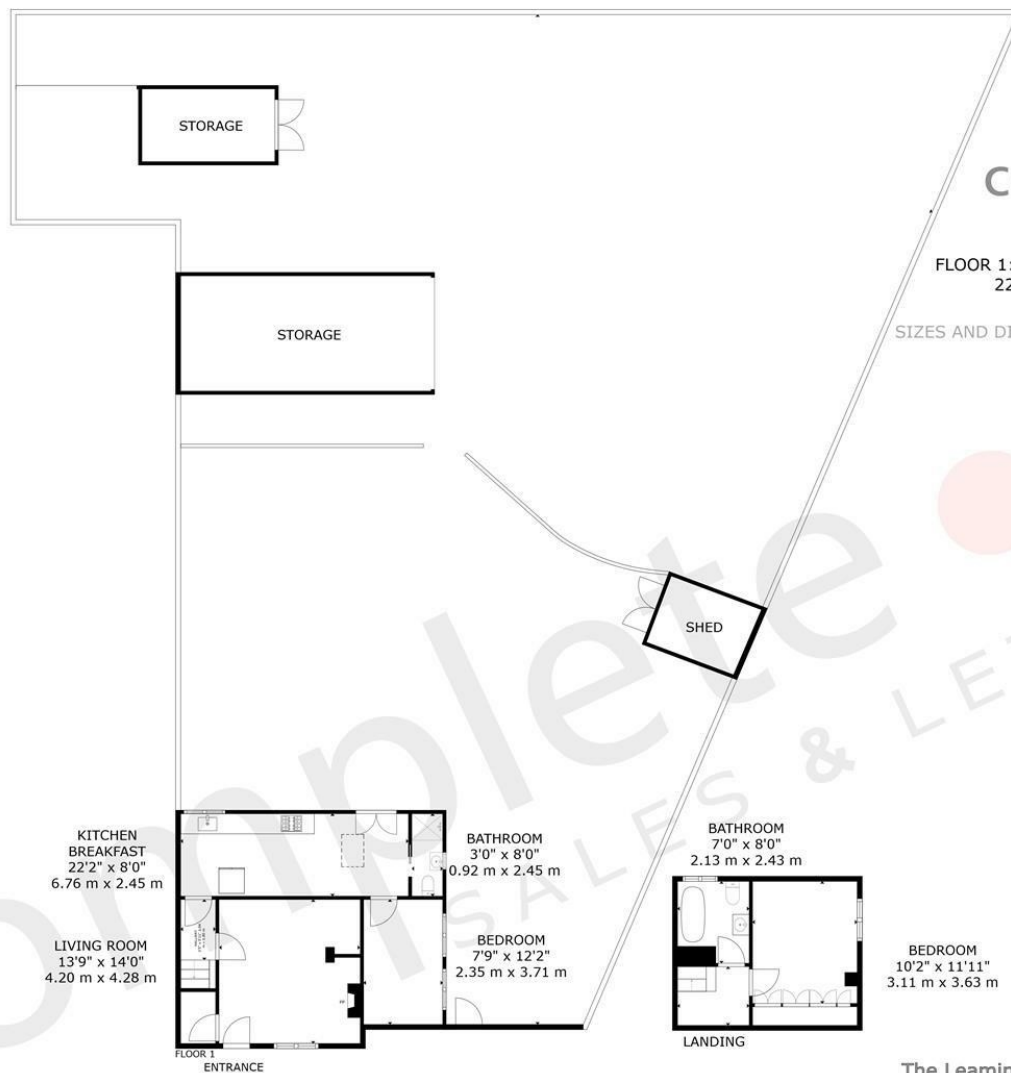
An electric gate opens onto a substantial parking area—ideal for caravans, campervans, or multiple vehicles. The exterior also benefits from practical features including outdoor lighting, a water supply, and power points.

While the property is listed, the current owners have sympathetically upgraded it with double glazing to enhance energy efficiency without compromising its historic charm.

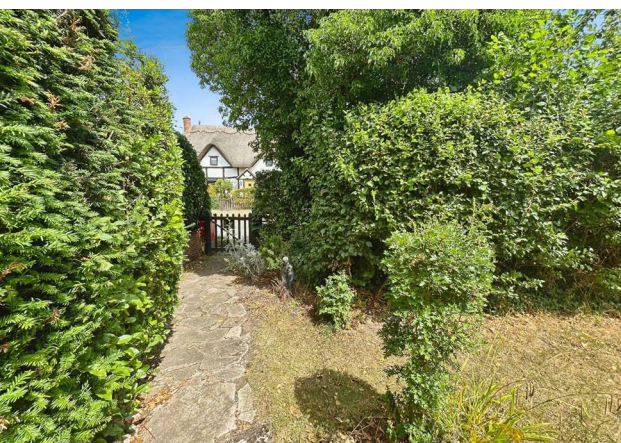
Location

Hampton Lucy is a charming and picturesque village nestled in a peaceful, rural corner of Warwickshire, ideally positioned midway between Stratford-upon-Avon and Warwick. As you enter the village over a quaint bridge spanning





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the River Avon, you're greeted by the impressive Church of St Peter and Vincula—a striking focal point of the community. The village offers a welcoming and family-friendly atmosphere with a well-regarded primary school and nursery, a traditional village pub, and a vibrant village hall that hosts local events and activities. Surrounded by beautiful countryside yet conveniently located for nearby towns, Hampton Lucy offers the perfect balance of rural tranquillity and accessibility.



- Charming Country Cottage
- Re-Fitted Kitchen
- Cozy Sitting Room
- Countryside Views
- Expansive Grounds

- Two Double Bedrooms
- New Bathroom
- Shower Room/ Guest WC
- Close to Local Amenities
- Potential For Expansion



CHURCH STREET, WARWICK

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

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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