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RESIDENTIAL

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6, Campden Grove, Hatton Park, Warwick

Price Guide £675,000





This extremely well-appointed, five-bedroom, three-storey extended detached family residence occupies a desirable position within this rural development. The property boasts the following accommodation: Reception hall, cloakroom, living room, reception room, attractive kitchen with island and utility off, impressive family/dining room, master bedroom with en suite, two additional en suite facilities, family bathroom, ample driveway, double garage and good sized private gardens. Energy rating C.

#### Location

Hatton Park is a sought-after residential development located 3 miles from Warwick and offering a rural lifestyle

whilst being close to Leamington Spa, Stratford upon Avon and Solihull. It is ideal for commuting with easy access to the A46 and the motorway network and is just 2 miles from Warwick Parkway. Local amenities include a shop, village hall and recreational facilities.

#### Reception Hall

Radiator, stairs to the first floor, radiator, under stairs cloaks/storage cupboard and doors radiate off to:

#### Cloakroom

Modern suite comprising WC with a concealed push button cistern, wash basin with storage below, tiled floor, extractor fan and a chrome heated towel rail.

#### Living Room

19'7" x 11'6" (5.97m x 3.51m)

The room's main focal point is the natural stone surround fireplace, which has an inset coal effect gas fire, TV and telephone point, two radiators, double-glazed window to the front aspect, and double-glazed French doors that provide access to the gardens.

#### Second Reception Room

12'5" x 9'5" (3.81m x 2.88m)

Radiator and a double-glazed window to the front aspect.







### Fitted Kitchen

13'5" x 12'8" (4.10m x 3.88m)

Having a comprehensive range of base and eye level units with soft close drawers and doors, granite countertops and upturns, range style dual fuel cooker with a 7 ring burner, and a stainless steel extractor unit over, concealed gas fired boiler, pelmet lights, feature kitchen island with granite worktop, incorporating an inset single drainer sink unit and rinse bowl, integrated dishwasher and wine chiller. Housing for an American-style fridge freezer with wine store over and an adjacent pull-out ladder unit, tiled floor, wine cooler, radiator, downlighters, access to the utility area and a wide opening leads to the:

### Family/Dining Room

18'0" x 11'11" (5.50m x 3.65m)

This versatile and impressive reception room has a matching tiled, radiator, downlighters, three sets of double-glazed picture windows, a double-glazed clear glass atrium roof window and double-glazed French doors that provide access to the gardens.

### Utility Room

Granite worktop with a single drainer sink and mixer tap, base and eye level units, tall storage unit, downlighters and tiled floor and space for a washing machine.

### First Floor Landing

Radiator, staircase to the second floor and doors to:

### Master Bedroom

11'11" x 11'2" (3.64m x 3.42m)

Built-in double door wardrobes, radiator, double glazed window to the front aspect and door to:

### En-Suite Shower

Having a modern suite comprising His and Hers wash hand basins, W.C., with a concealed cistern, illuminated vanity mirror with an adjacent mirror fronted medicine cabinet, wide tiled shower cubicle with a chrome shower system with body jets and separate shower attachment, heated towel rail, fully tiled walls and floor, downlighters and a double glazed window to the rear aspect.







**Bedroom Two**

10'7" x 10'7" (3.25m x 3.24m)

Built-in twin double door wardrobes, access to roof space, radiator, double glazed window to the rear aspect and door to:

**En-Suite Shower**

White suite comprising WC, wash hand basin, wide tiled shower enclosure with shower system, complementary wall tiling, downlighters, extractor fan and a double-glazed window.

**Bedroom Three**

9'8" x 9'4" (2.95m x 2.87m)

Built in wardrobes, radiator and a double glazed window to the front aspect

**Family Bathroom**

Free-standing bath with side chrome mixer tap, wall-hung wash basin with drawer below, WC with a concealed push button cistern. Fully complementary tiled walls and floor, chrome heated towel rail, extractor fan and a double-glazed window to rear aspect with fitted shutter.

**Second Floor Landing**

Cupboard accommodating the Boiler Mate mains pressure hot water cylinder, Velux double glazed roof light and doors to:

**Bedroom Four**

15'7" x 10'7" (4.77m x 3.24m)

Radiator, double door wardrobe, double glazed dormer window to the front aspect and door to:

**En-Suite Shower**

White suite comprising W.C., pedestal wash hand basin, tiled shower cubicle with a Triton shower, radiator, fully tiled walls and a tiled floor.







#### Bedroom Five

15'7" x 9'9" (4.77m x 2.99m)

Access to roof space, radiator and a double-glazed dormer window to the front aspect.

#### Outside

The front of the property is a double-width tarmac driveway way, which provides access to the double garage and an additional off-road parking area directly to the front of the house which is laid to stone.

#### Double Garage

Having twin, remote control up and over doors with power and light.

#### Rear Garden

Which is a particular feature of the property. There is a gated side pedestrian access with a pathway and pergola leading to the main patio area. The gardens are well proportioned and predominantly laid to lawn, with stocked areas, and stepping stones lead to a raised corner decked area. There is also an outside tap.

#### 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. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "G" - Warwick District Council

#### Postcode

CV35 7TY



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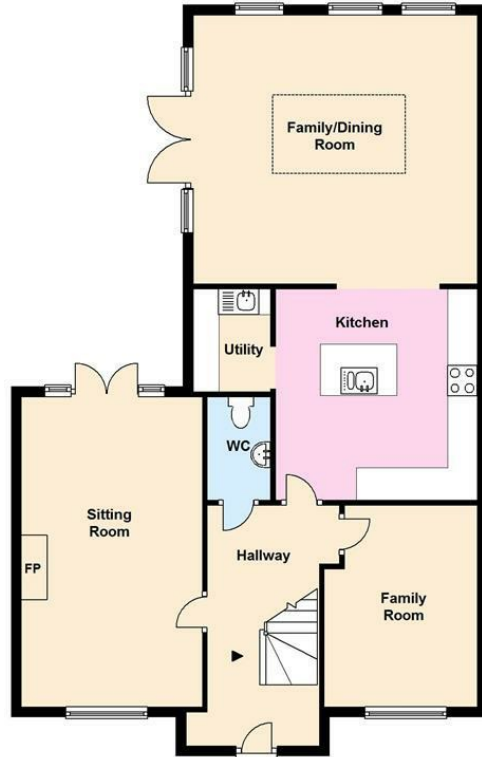
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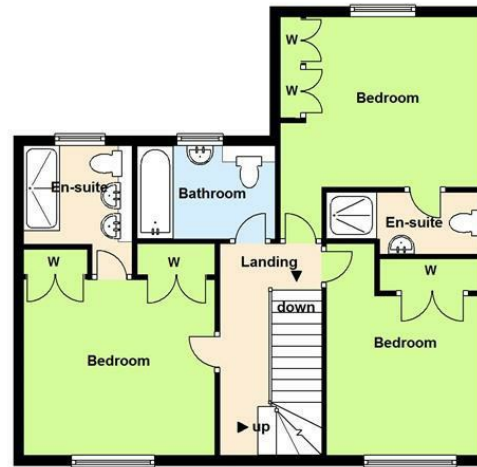
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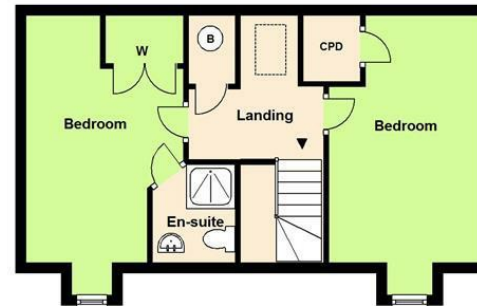
**Ground Floor**  
Approx. 94.8 sq. metres (1020.5 sq. feet)



**First Floor**  
Approx. 62.5 sq. metres (672.5 sq. feet)



**Second Floor**  
Approx. 42.4 sq. metres (456.7 sq. feet)



Total area: approx. 199.7 sq. metres (2149.7 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC

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