



Old Station Road, Hampton-in-Arden

Offers in Region of £1,450,000

**xact**  
EXCLUSIVE







## PROPERTY OVERVIEW

This discreetly located detached property provides over 3000sq ft of beautifully presented living accommodation and is available to purchase with no onward chain. Being set well back from the road behind a long driveway and benefitting from a generously sized and exceptionally private rear garden the property provides the rare combination of being centrally located in Hampton-In-Arden whilst being privately located away from the road with no neighbours to the rear. In summary the property provides potential purchasers with:- enclosed porch, entrance hallway, breakfast kitchen with spiral staircase leading to a large mezzanine room, lounge, dining room, family room, study and guest WC. To the first floor there are three double bedrooms (principal having en-suite & walk in wardrobe) and a family bathroom and to the second floor there are a further three bedrooms and a shower room. Outside the property provides a double garage with integral access, generous parking for several vehicles and to the rear there is a large landscaped garden planted with mature shrubs and trees.

Viewing is strictly by prior appointment with Xact on 01676 534 411.







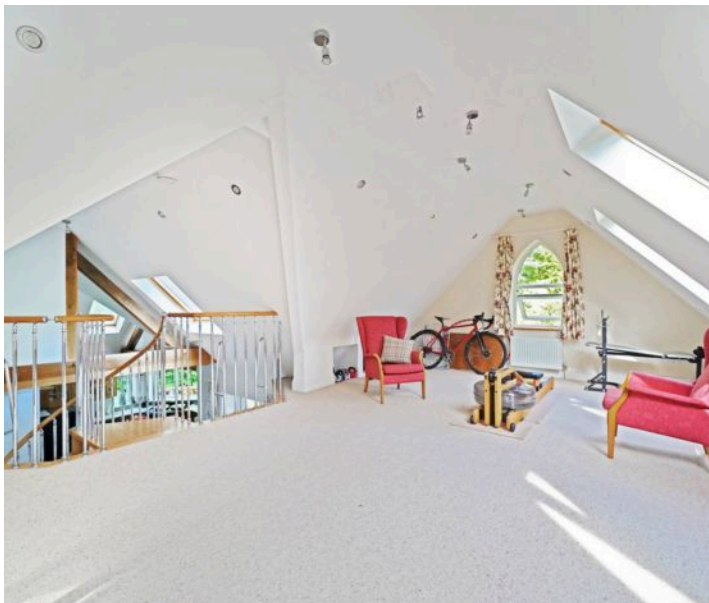
## PROPERTY LOCATION

Hampton in Arden is a most delightful village and provides excellent local amenities with stores, inns, historic church with Norman origins, Doctors surgery, railway station and many local village groups and clubs. The village is also surrounded by open green belt countryside and is within just four miles of Solihull town centre which provides further and more comprehensive facilities. Meriden, Barston and Knowle are all neighbouring villages whilst junctions 5 and 6 of the local M42 lead to the Midlands motorway network, centres of commerce and culture.

Council Tax band: F

Tenure: Freehold

- Six Bedroom Detached House
- Over 3000sq ft
- No Onward Chain
- Lounge, Dining Room, Family Room & Study
- Breakfast Kitchen with Mezzanine Office / Gym / Playroom
- Private Landscaped Rear Garden
- Well Presented Throughout
- Discreetly Located Behind a Long Private Driveway
- Double Garage & Driveway Parking







## **PORCH**

## **ENTRANCE HALLWAY**

## **WC**

4' 11" x 4' 7" (1.50m x 1.40m)

## **LOUNGE**

20' 4" x 15' 5" (6.20m x 4.70m)

## **DINING ROOM**

13' 9" x 11' 10" (4.19m x 3.61m)

## **FAMILY ROOM**

13' 9" x 11' 6" (4.19m x 3.51m)

## **STUDY**

11' 6" x 8' 2" (3.51m x 2.49m)

## **BREAKFAST KITCHEN**

24' 3" x 18' 1" (7.39m x 5.51m)

## **UTILITY ROOM**

13' 0" x 7' 7" (3.96m x 2.31m)

## **INTEGRAL DOUBLE GARAGE**

19' 6" x 17' 9" (5.94m x 5.41m)

## **WC**

5' 9" x 5' 1" (1.75m x 1.55m)

## **FIRST FLOOR**

## **MEZZANINE ROOM (OFF BREAKFAST KITCHEN)**

26' 3" x 14' 1" (8.00m x 4.29m)

## **PRINCIPAL BEDROOM**

15' 9" x 12' 8" (4.80m x 3.86m)

## **ENSUITE**

8' 10" x 6' 11" (2.69m x 2.11m)

## **DRESSING ROOM**

6' 11" x 6' 7" (2.11m x 2.01m)



**BEDROOM TWO**

17' 3" x 11' 10" (5.26m x 3.61m)

**BEDROOM THREE**

12' 0" x 11' 2" (3.66m x 3.40m)

**BATHROOM**

11' 10" x 8' 6" (3.61m x 2.59m)

**SECOND FLOOR****BEDROOM FOUR**

24' 1" x 12' 2" (7.34m x 3.71m)

**BEDROOM FIVE**

15' 11" x 15' 11" (4.85m x 4.85m)

**BEDROOM SIX**

13' 1" x 11' 8" (3.99m x 3.56m)

**SHOWER ROOM,**

7' 7" x 7' 5" (2.31m x 2.26m)

**TOTAL SQUARE FOOTAGE**

340.1 sq.m (3661 sq.ft) approx.

**OUTSIDE THE PROPERTY****LARGE LANDSCAPED GARDEN****GENEROUS PARKING**



**ITEMS INCLUDED IN THE SALE**

AGA free standing cooker, Neff integrated oven and microwave, all carpets and blinds, some curtains and light fittings, underfloor heating, three garden sheds, Carndale electric garage door and fitted wardrobes in four bedrooms.

**ADDITIONAL INFORMATION**

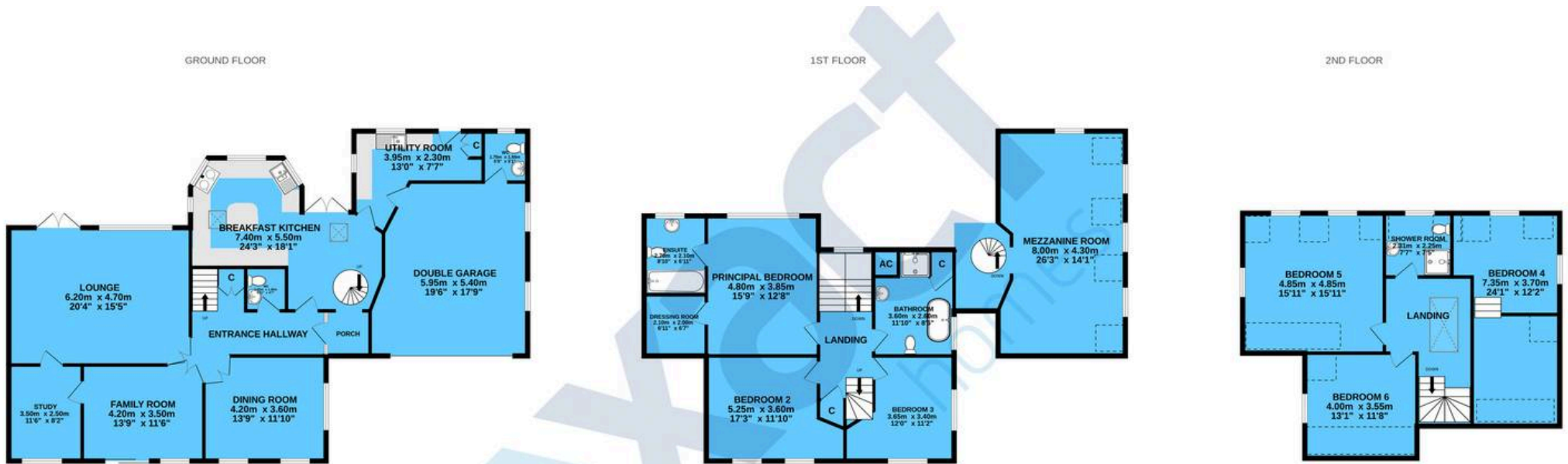
Services - water meter, mains gas, electricity and sewers. Broadband - BT - fibre optic. Loft space - boarded with lighting.

**MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







TOTAL FLOOR AREA : 340.1 sq.m. (3661 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Xact Homes

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