



Hampton-On-The-Hill

*Distinctive  
Collection*







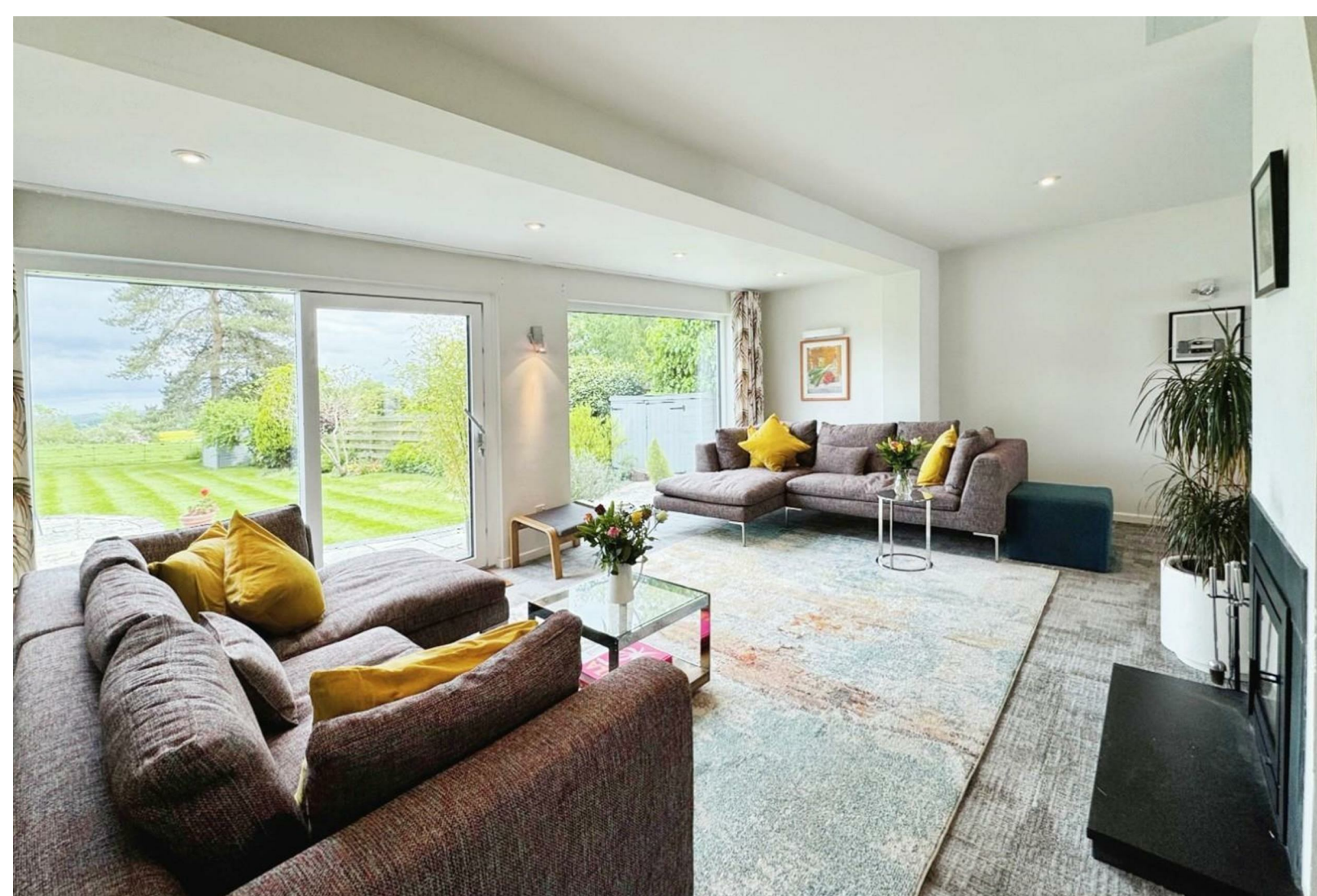


## Hampton-On-The-Hill, CV35 8QR

Price guide £700,000

Three Jays is a detached family home set in the quiet Warwickshire village of Hampton on the Hill. The property benefits from open countryside views reaching as far as St Marys Church in the centre of the Medieval town of Warwick.

This mid-century modern property was built in the 1950's and been well maintained by the same family for over 50 years. Inside is modern with a large "L" shaped living room with central fireplace. A large sliding door to the rear elevation lead out on to the garden and enjoy fabulous, open countryside views. Leading off this main room is the kitchen dining room. The two areas are separated by the kitchen peninsula. The kitchen has been well thought out with an abundance of storage and all the modern appliances one would expect. Off the dining area is the utility room which runs the depth of the property and leads to the studio. This bright room has bi-fold doors out in to the garden and has been used as an artist studio, or would make a perfect work from home office.



From the large entrance hall there is access in to the downstairs toilet as well as an open staircase which leads up to the first floor landing.

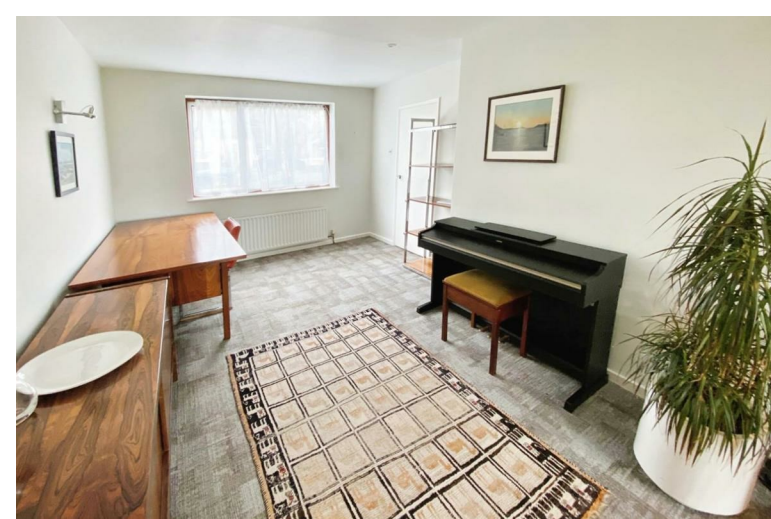
There is a modern wet room with underfloor heating as well as four piece family bathroom with large, separate walk in shower.

All the bedrooms are of a good size, the master having a walk in wardrobe with a curved wall, a second master with a large fitted wardrobe and sliding doors leading out on to a balcony which enjoys far reaching countryside views. The two remaining bedrooms are both doubles.

Outside to the rear is a well maintained and secure, part walled garden. As you enter from the living room a paved patio runs the entire width of the property and down the length of the studio. The remainder of the garden is a well maintained lawn. To the rear is farmland with open views all the way across to St Marys Church in Warwick.

Outside to the front is a large driveway providing parking for a number of vehicle





## Location

Situated in the village of Hampton on the Hill we have for sale this four bedroom detached, family home. Being within easy walking distance of Warwick Parkway train station makes this a fabulous property for somebody who needs to commute to London or Birmingham. The A46, M40 and associated road networks are also easily accessible. Located just outside the medieval town of Warwick which boasts a spectacular castle, a number of well respected primary and secondary schools, an array of boutique shops and an abundance of bars and restaurants. The neighbouring village of Hampton Magna has a pub, GP surgery, parade of convenience shops and a café.

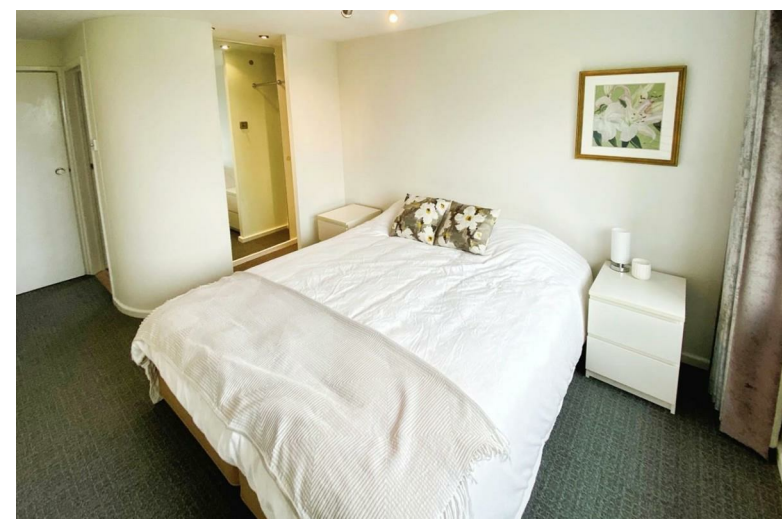
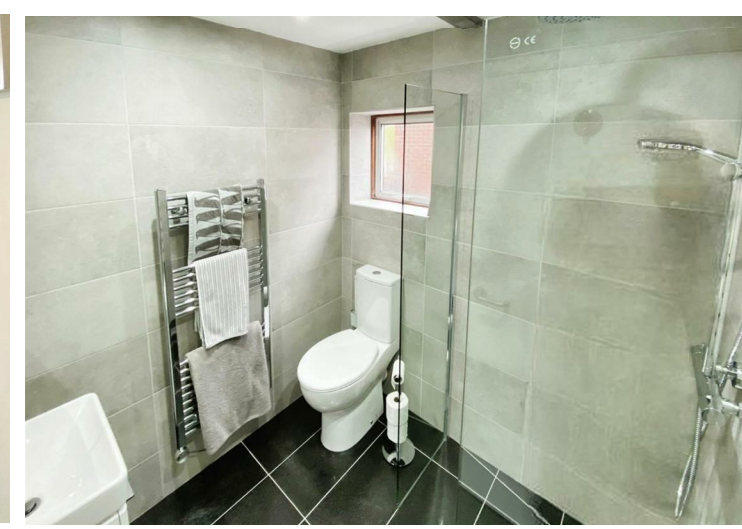


















# The Property

## Entrance Vestibule

Entrance to the property is via a double glazed front door which leads into the entrance vestibule, having coir matting to floor neutral décor walls and ceiling. Double glazed window to side elevation. Light point to ceiling. Gas central heating radiator. Solid white painted door leading in to the downstairs WC

## Downstairs WC

Walls being tiled to full height. Double glazed window to front elevation to high level. Light point to ceiling and sensor lighting to low level. Fitted with a chrome heated towel rail. Low level WC. Vanity unit of white basin with chrome hot and cold mixer tap. Double cupboard below and large inset frameless mirror.

## Entrance Hall

Wooden framed glass door from the vestibule leads in the large entrance hall. Carpeted to floor. Neutral décor to walls and ceiling. Light point to ceiling. Gas central heating radiator. Glazed panelling looking in to the main living room. Open staircase. Useful, low level cupboard under the stairs and further full height cupboard providing storage. Wooden framed glazed door leads in to the main living area. Dog leg staircase to first floor landing.

## Main Living Room

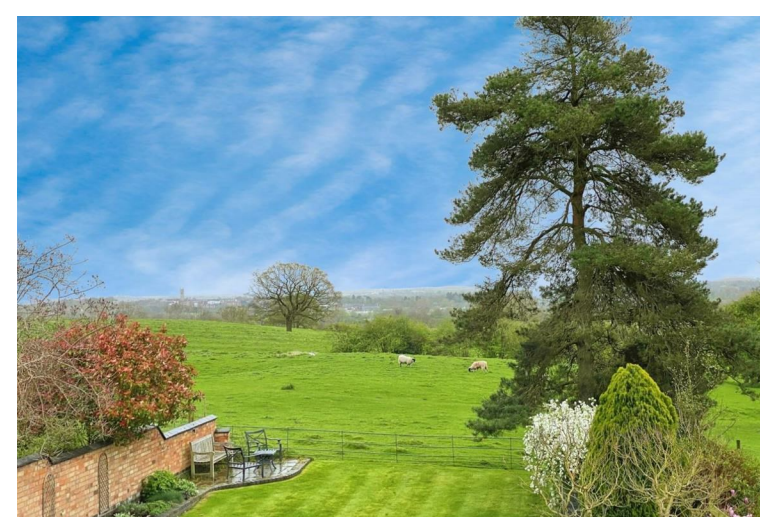
6.488 x 8.395 max (21'3" x 27'6" max)

Being L shaped. Continuation of the neutral décor to the walls and ceiling and carpets to floor. Large double glazed panel to rear elevation overlooking the garden and fields beyond. Large double glazed sliding door giving access out into the garden. LED spotlights to ceiling. Picture lighting to walls. Inset wood burner with granite hearth. Double glazed window to front elevation. Gas central heating radiator below with additional two gas central heating radiators fitted.

## Kitchen / Diner

5.772 x 2.720 / 2.738 x 4.257 (18'11" x 8'11" / 8'11" x 13'11")

Open doorway leading to kitchen/diner. Continuation of carpet and neutral décor to walls and ceiling. Double glazed sliding door to rear elevation giving access out into the garden. LED spotlights to ceiling. Gas central heating radiator. Wall lights. Large frameless mirror. Granite breakfast bar and small steps separate to the modern fitted kitchen. Tiled to floor and to splash back. Continuation of neutral décor. LED spotlights to ceiling and to plinth above oven position. Double glazed window to front elevation. The kitchen is fitted with a range of base and wall units with a light grey frontage to low level and darker grey accent cupboards to high level with brush chrome handles. Corian work surface. Under wall mounted unit lighting. Breakfast bar with gas central heating radiator. Double glazed window to side elevation. Under work surface mounted 1 1/2 bowl sink with Sinkerator and chrome hot and cold mixer tap. Built in Miele dishwasher. Built in stainless steel range electric oven with a ceramic induction hob over with extractor and black glass above. Black glass splash back. Space for full height fridge/ freezer. Metal roller cupboard providing storage for various small appliances. From the dining area there is a double glazed door leading into the utility room.





#### Utility room

8.730 x 1.877 (28'7" x 6'1")

A useful space for storage. Having coir matting to flooring as well as cushioned flooring around the washing machine area. Light points to ceiling. Wooden framed glazed door to front elevation giving access to an enclosed courtyard and wood storage area. Double glazed panel to side elevation and wooden framed glazed door to side elevation giving access out into the garden. White ceramic Belfast sink with chrome hot and cold mixer tap. Space and plumbing for washing machine with stacked tumble dryer above. Double glazed window to side elevation. Wooden framed glazed door leads into

#### Studio/ Office/ Sunroom

3.465 x 1.916 (11'4" x 6'3")

Wood effect flooring. Neutral décor. LED spotlights to ceiling. Double glazed bifold doors leading out onto the garden patio. Electric sockets.

#### First Floor Landing

Large double glazed window to front elevation. Light point to ceiling. Continuation of neutral décor. Carpeted to floor. Gas central heating radiators. Solid white doors lead in to all rooms. Loft access to ceiling.

#### Bedroom One

4.863 x 2.754 (15'11" x 9'0")

Continuation of carpet and neutral décor. Double glazed window with secondary glazing to rear elevation giving uninterrupted views across farmland to St Marys Church in Warwick town centre. Light point to ceiling. Gas central heating radiator. Small walk in wardrobe providing hanging, shelved and draw storage, fitted with a large frameless mirror to wall and a light point to ceiling.

Ensuite wet room being tiled floor to ceiling height. Double glazed window to side elevation. Recently completely updated and fitted with underfloor heating throughout. Shower area with chrome shower riser shower head and additional waterfall shower head. Low level WC. Chrome heated towel rail. Vanity unit with white basin with chrome hot and cold mixer tap with storage below basin. Mirrored medicine cabinet above. LED spotlights to ceiling. Extractor to ceiling.

#### Bedroom Two

4.199 x 3.326 (13'9" x 10'10")

Continuation of flooring and neutral décor. Light point to ceiling. Large mirror fronted wardrobe providing useful storage. Double glazed sliding doors to rear elevation giving attractive views and also access out on to AstroTurf balcony.

#### Bedroom Three

3.018 x 2.866 (9'10" x 9'4")

Continuation of carpet and neutral décor. Double glazed window to rear elevation again benefitting from attractive views. Light point to ceiling. Gas central heating radiator.

#### Bedroom Four

3.328 x 2.100 (10'11" x 6'10")

Continuation of carpet and neutral décor. Double glazed window with secondary glazing to front elevation. Light point to ceiling. Gas central heating radiator. Large frameless mirror.

#### Family Bathroom

Tiled to floor and to ceiling height. Double glazed window with secondary glazing to front elevation. LED spotlights and extractor to ceiling. Speakers to high level. Fitted with underfloor heating and additional chrome heated towel rail. Vanity unit with white basin with hot and cold mixer tap with double cupboard below. Mirrored medicine cabinet above. Additional storage cupboard fitted. Bath with tiled surround with LED spotlights fitted (motion sensed). Built in WC with Geberit chrome flush plate. Walk in wet room style shower with chrome shower control and shower head with additional waterfall shower head.

#### Outside

To the front of the property is a large gravel driveway providing off street parking for a number of vehicles. Well maintained area of lawn. Brick weaved pathway and patio. Number of mature trees.

The main selling feature of this family home is the rear garden which is of a good size and opens to attractive views to the rear of open fields all the way across to as far as St Mary's Church in Warwick Town Centre. As you exit the property from the living room a paved, slightly raised patio provides a perfect area for Al fresco dining. Two steps down lead to a good sized and well maintained area of lawn with an additional paved patio to the rear taking the best advantage of the open aspect and views to the rear. Slightly raised and well maintained and well stocked beds to one side elevation. Garden benefits from outside power, lighting and a tap.



# General Information

**Tenure:** We believe the property to be Freehold. The agent has not checked the legal status of the property. The purchaser is advised to obtain verification from their legal advisers.

Mains water, gas and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property.

The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested.

All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

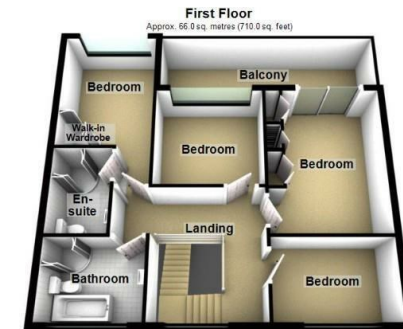
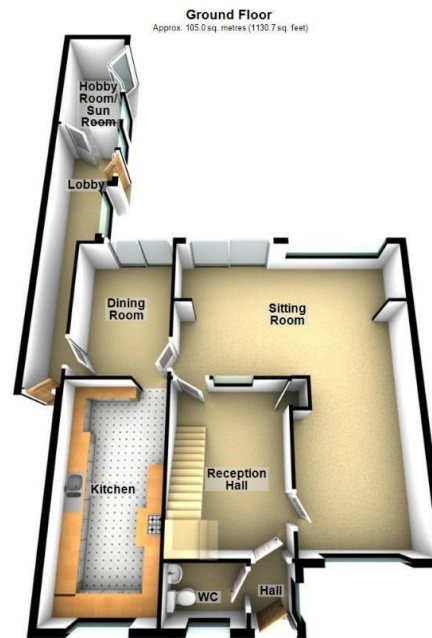
All photographs are taken with a wide angled lens Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.

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Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available.

This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.



Total area: approx. 171.0 sq. metres (1840.6 sq. feet)  
**Three Jays, Hampton On The Hill**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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