



Hampton Street, Warwick

*Distinctive  
Collection*









# Hampton Street

Warwick, CV34 6HS

Price guide €750,000

We are delighted to bring to the market this handsome and substantial Grade II listed home. The property has been well maintained and updated by the current owner with particular care and attention spent on the Southerly facing rear garden.

The property has a commanding and elevated position on Hampton Street with the solid front door being set behind wrought iron railing and being accessible via sandstone steps.

The front door opens up in to a beautiful entrance hall with a stone tiled floor and maintaining original cornicing and woodwork. Giving access in to both reception rooms as well as the cellar and fitted kitchen.

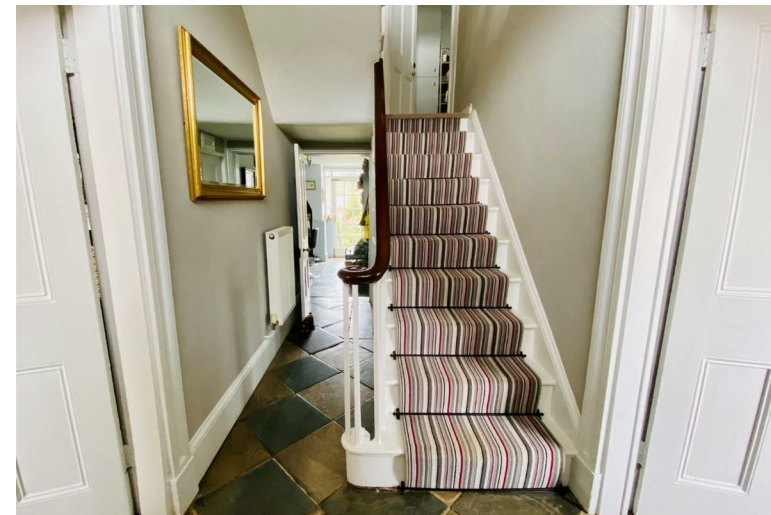
Stairs lead up with a split landing, the first landing gives access in to the master suite and the family shower room. Up to the next landing and there are the remaining two, double bedrooms and the "nook" all of which benefit from the views over the racecourse.

One of the main selling features of this home is the fabulous, walled rear garden.

This property needs to be viewed to be fully appreciated.







## Location

Located directly opposite the racecourse and enjoying far reaching views from the front elevation. Set within walking distance of the attractive market town of Warwick which boast, not only a Medieval Castle but also a number of boutique shops, bars and restaurants. There is also a well used weekly market which is held every Saturday in the market square. Over the years Warwick has become ideal for commuting north and south. Not only due to its proximity to the M40 and A46 road networks but also to having two train stations with daily, direct links to London and Birmingham. Warwick is well set up for education. There are well respected primary and secondary schools in both the private and state system, all within walking distance.

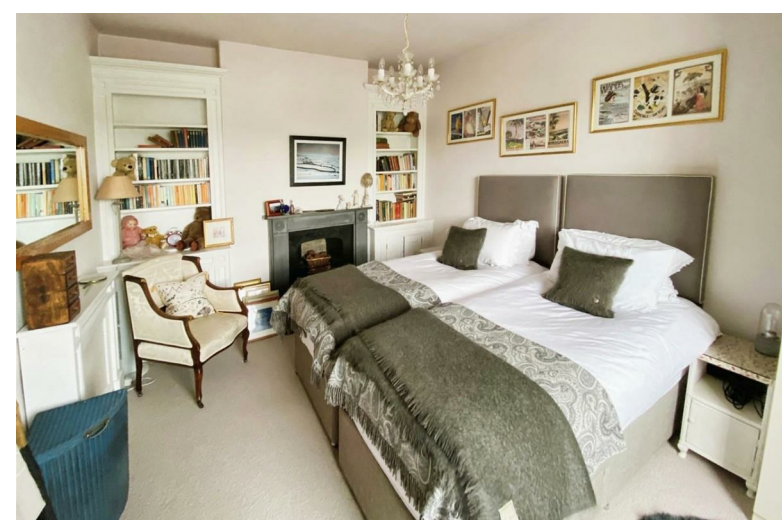
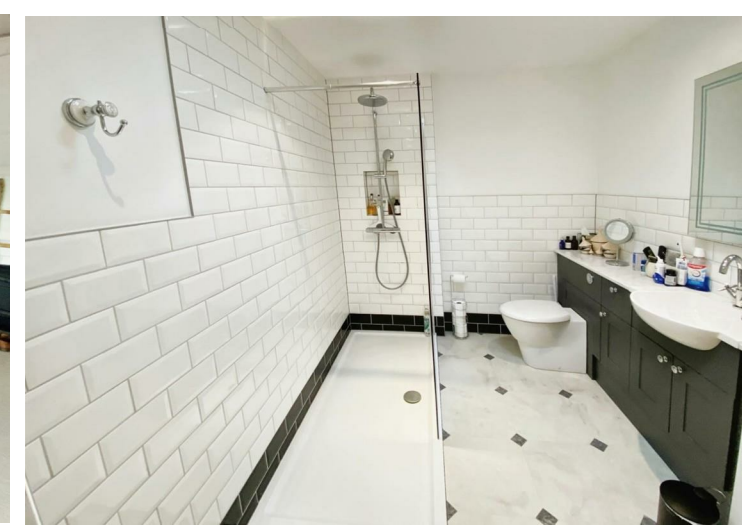
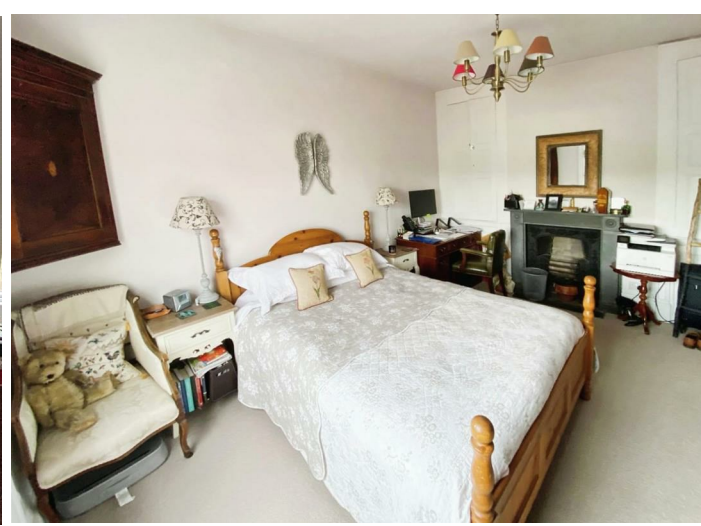


















# The Property

## Entrance

Entrance to the property is via the original front door which leads in to the entrance hall. Having checkboard, stone flooring and with neutral décor to walls and ceiling, original coving to ceiling, original doors give access to both reception rooms and the stair case leads up to the first floor landing. Door under stairs position leads down in to the cellar.

## Living Room

13'10" x 11'2"

Having exposed and painted wooden flooring, original cornicing and woodwork, sash window to front elevation with the original shutters still in place, gas central heating radiator and a French marble surround fireplace with built in storage either side.

## Dining Room

14'8" x 11'2"

Having exposed and painted wooden flooring, original cornicing and woodwork, sash window to front elevation with the original shutters still in place, gas central heating radiator and a French marble surround fireplace with built in storage either side.

## Breakfast Kitchen

14'2" x 12'6"

Accessed from the entrance hall via two steps down in to the fabulous breakfast kitchen. Having flag stone flooring and being fitted with a stunning range of bespoke base and wall units in a soft grey colour with a flamed granite work surface and island. The kitchen mixes old and new, boasting all modern appliances plus a wine fridge and an instant hot water tap as well as a Rayburn stove.

Integrated appliances of a fridge freezer, Hoover electric oven, Neff ceramic induction hob with modern extractor above, dishwasher and a one and a half bowl, under work surface mounted sink with hot and cold mixer tap.

Original window to rear elevation overlooking the garden and having a lovely window seat. Wood framed, glazed door to rear elevation giving access out on the raised deck. Lighting to kick board, wall units and ceiling.





## Utility/Boot Room

12 x 12

Accessed off the kitchen via two steps down and also benefitting from flag stones flooring. Boasting a huge amount of fitted storage, work surface and a white ceramic Belfast sink with chrome hot and cold mixer tap, space and plumbing for washing machine and dishwasher, windows to rear elevation. Access in to the ground floor wet room.

## Wet Room

Being fully tiled to floor and walls, extractor to ceiling, low level, obscure glazed arched window. Fitted with an electric shower, built in toilet, white basin with chrome hot and cold mixer tap.

## Cellar

10'10" x 14'6"

Accessed from the entrance hall via a short run of stairs and having two useable areas as well as an additional storage/hallway. The main area having a window to front elevation, light points to ceiling, electric sockets. Currently used for storage.

Additional vaulted area with light and power.

From the entrance hall carpeted stairs lead up to the half landing where there is a continuation of the carpet and décor.

## Family Shower Room

7'2" x 14'7"

Beautifully fitted and spacious this modern shower room has a marble effect Karndean tiled floor and walls being tiled in a subway tile to full height in the large walk in shower. Light well, light points and extractor to ceiling. Fitted with a built in toilet and basin with storage below and a large walk in shower with chrome shower controls and attachments with an additional waterfall shower head.

Original feature fireplace, chrome heated towel rail and full height double doors which house airing cupboard style storage and the hot water tank.

## Bedroom One

14'2" x 13'2"

Two stairs up from the half landing takes you in to the main bedroom. Being carpeted to floor and having original sash windows to rear elevation and an original feature fireplace. A run of three, fitted double wardrobes and gas central heating radiator.

## En-Suite Bathroom

A four piece, beautifully fitted bathroom which has marble effect Karndean tiles to floor and subway tiles to wall, original, part glazed sash window to rear elevation and additional obscure glazed window to rear elevation and fitted with a white basin with chrome hot and cold taps, white low level WC, large walk in shower with chrome shower controls and attachments with additional waterfall shower head. The bathroom is finished by a large free standing bath and a black heated towel rail.

From the half landing, carpeted stairs lead up to the main landing where there is an open doorway which leads in to the original and unique viewing niche where a previous owner, being the Clark to the Course was able to view the racing from the comfort of his own home - now it is used as a a home office whilst still enjoying fabulous views over Warwick Racecourse.

## Bedroom Two

15'1" x 11'1"

Being carpeted to floor and having original sash window to front elevation overlooking the racecourse, original built in units to either side of chimney breast position, feature fireplace, gas central heating radiator and a double fitted wardrobe

## Bedroom Three

14'7" x 11'1"

Being carpeted to floor and having original sash window to front elevation overlooking the racecourse, original built in units to either side of chimney breast position, feature fireplace and a gas central heating radiator.

## Outside

To the rear of the property is a landscaped and well maintained, south facing walled garden. You enter from the kitchen via a raised deck which leads down on to the paved patio which boasts a water feature and a pond as well as a manicured hedge. A gravel pathway takes you through the lawned area with its borders of well stocked flower beds. To the rear of the garden there is the start of a vegetable garden and an area of hard standing. Within the garden is a brick built gardeners shed with green house, light, water and power.

The garden can also be accessed from the front of the property via a gated side entrance which is fully enclosed - perfect for storage as well as gaining access to the garden without walking through the property.



# 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.

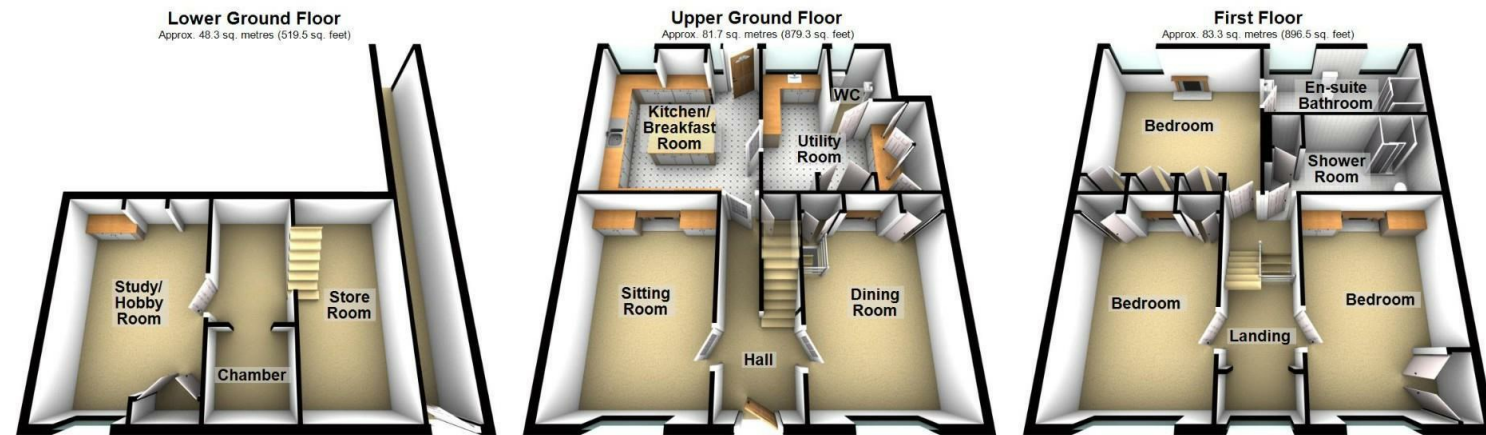
All photographs are taken with a wide angled lens Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

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.

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.

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. 213.2 sq. metres (2295.3 sq. feet)



**Hawkesford Estate Agents**  
1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ  
01926 411 480 [warwick@hawkesford.co.uk](mailto:warwick@hawkesford.co.uk)

