



Dog Lane, Napton on the Hill

Offers Over £600,000







Welcome to this charming detached house located on Dog Lane in the picturesque village of Napton. This property boasts three spacious double bedrooms with the added bonus of a potential fourth bedroom on the ground floor. With two ensuite bathrooms and an additional downstairs shower room, this property offers modern convenience and comfort.

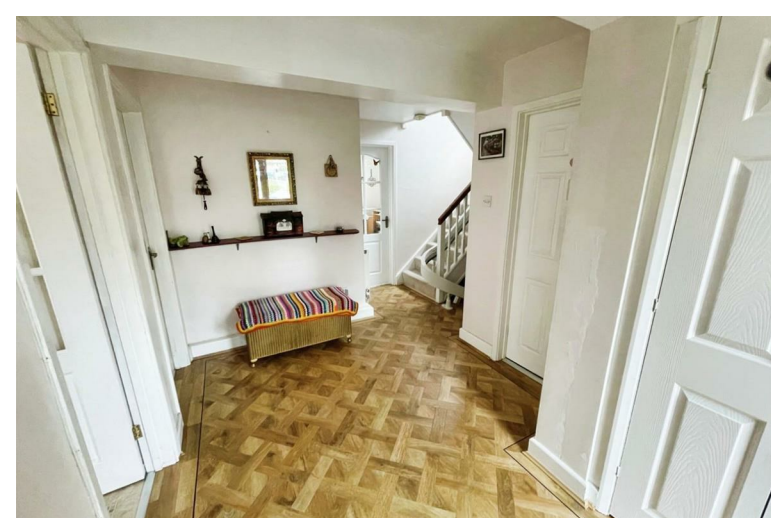
One of the standout features of this lovely home is the stunning countryside views that can be enjoyed from the comfort of your own South facing rear garden. Imagine relaxing in your garden, soaking in the tranquillity and beauty of the surrounding nature.

Parking will never be an issue with a double garage and off-road parking for three cars, providing convenience and peace of mind. The large open plan kitchen dining room is perfect for entertaining guests or enjoying family meals together, creating a warm and inviting atmosphere.

Whether you're looking for a peaceful retreat or a place to call home, this detached house on Dog Lane offers flexibility and space for all your needs and is sure to capture your heart.

Don't miss out on the opportunity to make this wonderful property your own.

Spacious and light three/four bedroom detached 70's style house located in the popular village of Napton, with South facing garden and countryside views.



Location

Napton on the Hill is a quaint Warwickshire village that has more to offer than just stunning views. The village shop is stocked with local produce and also has a bakery, cafe and a post office. An excellent primary school with a pre- school attached and two traditional pubs all within easy reach of the village. Convenient road links to Leamington Spa, Warwick and Rugby which all have mainline railway stations and easy access to the motorway network.

The nearby town of Southam offers a great variety of shops and leisure facilities including a swimming pool/gym, Southam College and Secondary School rated Outstanding.





Property Details

Frontage

To the front of the property there is a grassed mound boundary, with established trees and shrubs. A tarmac drive is initially shared with the neighbour, but splits to create off road parking for two cars and access into the double garage. Steps lead up to the front door.

Entrance

7'7" x 11'10"

The property is access via a wooden front door, with glazed panels either side. The welcoming entrance hall has recently fitted Karndean flooring, two light points to ceiling, storage cupboard, open understair storage space, a radiator, carpeted stairs to first floor landing and doors leading to the other rooms downstairs.

Ground Floor Shower Room

7'4" x 8'9"

Having a large walk in shower cubicle, low level flush wc with built in cistern and vanity wash hand basin with a wall mounted mirrored cabinet above. Obscure glazed windows to side and front elevations, tiled floor, wall partially tiled, recessed spotlights to ceiling, a radiator and a chrome wall heated towel rail.

Hobby Room or Fourth Bedroom

9'9" x 14'1"

Located at the rear of the property, with window to rear elevation overlooking the lovely garden. Having carpet to floor, three light points to ceiling, a radiator and a glazed door giving access into the conservatory.

Kitchen

14'6" x 8'9"

The large kitchen is open to the dining room at one end and has a range of wall and base units. Integrated appliances include and Smeg double electric oven, a Neff dishwasher and an AEG induction hob set into the quartz work surface with a quartz backsplash and chrome Zanussi extractor hood over.

There is also double bowl stainless steel sink set into worksurface, recessed spotlights to ceiling, tiled flooring, internal windows into the hall and sitting room and a radiator.

Dining Room

16'10" x 7'7"

maximum measurement

Open to the kitchen, this light and airy dining room offers plenty of space to seat a number of people. Having continuation of the tiled flooring, two pendant light points to ceiling, a radiator, space for a full height fridge freezer, built in larder cupboard, a run of windows to side elevation and glazed sliding doors giving access into the sitting room, and further glazed doors give access into the study and laundry room.

Study

5'6" x 12'1"

maximum measurements

The study has some open shelving and storage units, a window to rear elevation and glazed door giving access out to the rear, wall mounted lightpoint, wood effect flooring and carpeted area.

Laundry

4'7" x 5'4"

At the opposite end of the dining room you have access to the laundry, where there is space and plumbing for a washing machine, wall and base units, undermounted Belfast sink with tiled backsplash, wall mounted light point, tiled floor and door giving access into the garage.

property details cont..

Sitting Room
14'11" x 22'2"
maximum measurements

Continuing to the rear of the property you have the light and spacious sitting room. With internal window looking into the conservatory and garden beyond, as well as the sliding glazed doors giving access into the dining room.
There is also a built in display and storage unit, light point to ceiling and two wall mounted light points, carpet to floor and a radiator.

Double patio doors, with a glazed unit to the side, give access into the conservatory.

Conservatory
16'10" x 9'5"

This was a great addition to the property approximately 15 years ago, although it does boast an new 25mm multiwall polycarbonate roof that was fitted this year. From here you the perfect place to sit and enjoy the views of the garden and surrounding fields.

Having windows to rear and side elevations, sliding glazed doors give access out to the raised deck area, tiled flooring, a radiator and wall mounted light point.

First Floor Landing

Returning to the entrance hall, carpeted stairs lead up to the first floor landing. Have a large obscure glazed window at the half landing, which allows lots of natural light to flood in. On the main landing there is a window to front elevation, carpet to floor, a radiator and two light points to ceiling,

Bedroom One
13'4" x 11'5"

Located at the rear of the property and benefiting from not only a vast amount of built in wardrobes, but also having wonderful views from the two windows to rear elevation. Having carpet to floor, light point to ceiling, two wall mounted light points, a radiator and two loft access points, one having a loft ladder attached.

En- Suite
6'0" x 5'5"

Having a large walk in shower cubicle, low level flush wc, built in vanity wash hand basin with a wall mounted mirrored cabinet above, chrome heated towel rail, light point to ceiling, window to rear elevation, shaver socket and walls are tiled to full height.

Bedroom Two
11'11" 12'11"

maximum measurements

Located at the front of the property and having two built in cupboards, carpet to floor, window to front elevation, light point to ceiling and a radiator.

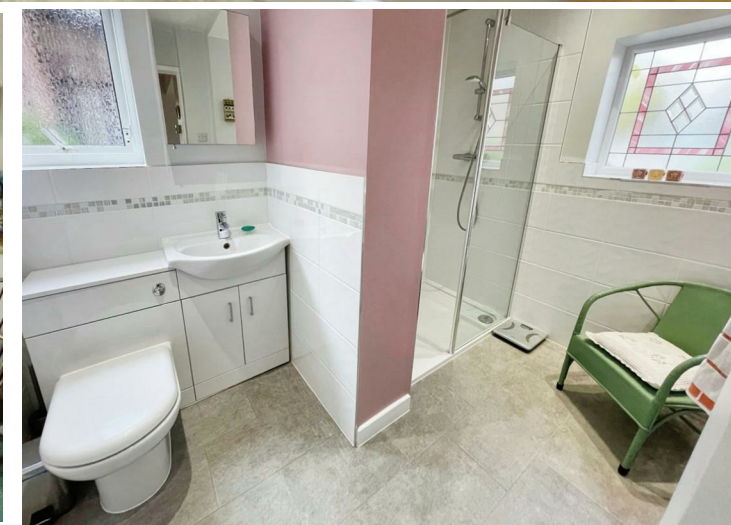
En-Suite
6'0" x 5'11"

Having wood effect flooring, panelled bath with shower over, low level flush wc with built in cistern and vanity wash hand basin with a wall mounted mirrored cabinet above, obscure glazed window to front elevation, light point and access to loft space to ceiling, chrome heated towel rail and the walls are partially tiled.

Bedroom Three
9'9" x 14'1"

maximum measurement

Completing the upstairs is the third of the double bedrooms, again of good size and being located at the rear of the property, and having wonderful views out the back. Having a run of built in wardrobes, carpet to floor, two light point to ceiling and a radiator.





property details cont..

Rear Garden

The rear garden is approximately 150ft long and is a gardeners paradise, Having an abundance of well stocked and mature flowering borders and beds. There is also a number of fruit trees including, apple, pear and hazelnut.

The garden has several paths leading from the property, with a pretty pergola with established climbing plants guiding you down one side to lower part of the garden where there is a timber shed, greenhouse, vegetable plot and open store area for garden waste.

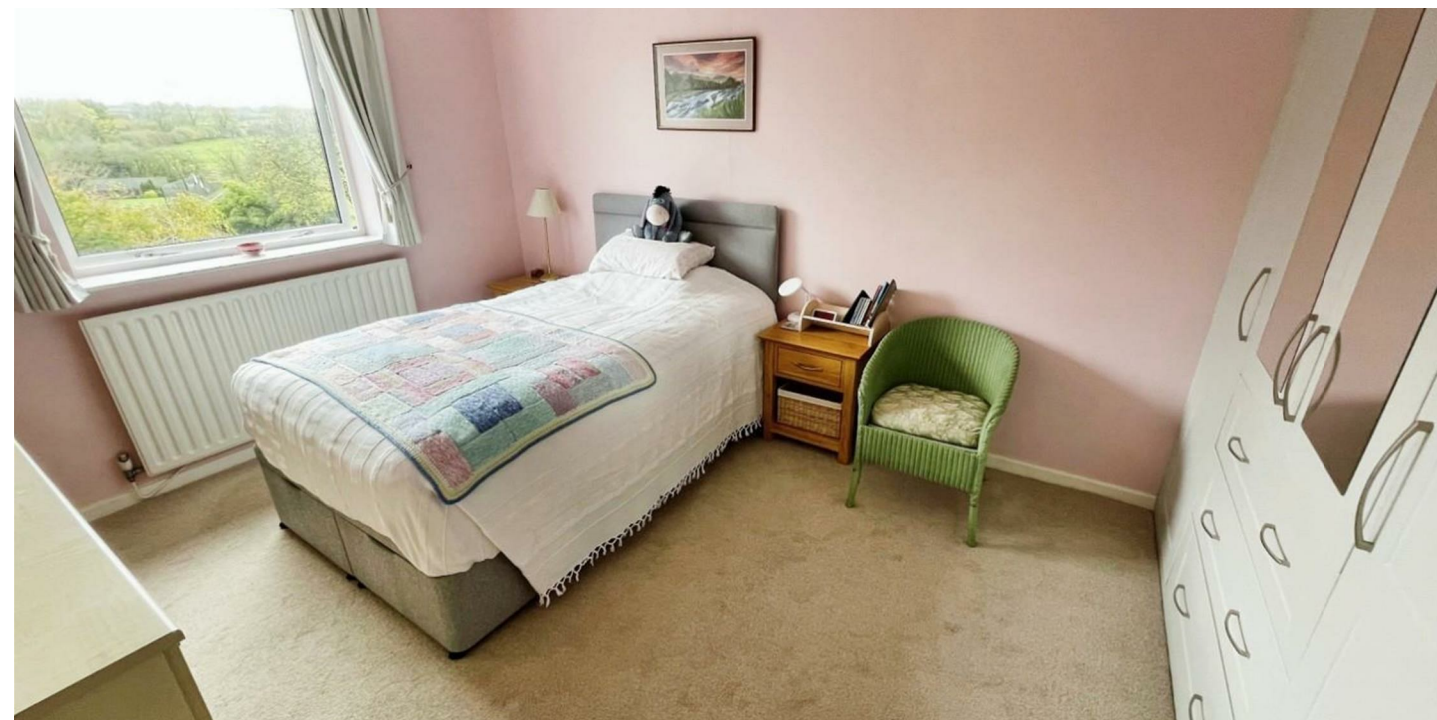
The remaining garden is mainly laid to lawn, but there are a number of patio areas dotted around allowing various places to sit out and enjoy the sun. The large deck area offers plenty of space to entertain on and is and is another place you can sit out and enjoy this wonderful oasis.

At the side of the property there is a path that leads up to a potting shed that benefits from having power, a log store, and pedestrian gate that gives access out to the side.

Double Garage

16'4" x 15'9"

Benefitting from having power and light, and accessed from the driveway via a metal electric up and over door. There is a mezzanine level providing additional storage space, as well as a built in workshop area, wall mounted cupboards, various light and power points. The Worcester combi boiler which was new in 2017 and has been regularly serviced by British Gas since then, is also located in here.







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.

Council Tax: We understand the property to be in Band E

Mains water, gas and electricity are believed to be connected to the property.

Fixtures & Fittings Only those mentioned within these particulars are included in the sale price.

Viewing Strictly by appointment through the Agents. Please contact the office before viewing the property.

All electrical appliances mentioned within these sales particulars have not been tested.

All measurements believed to be accurate to within three inches.

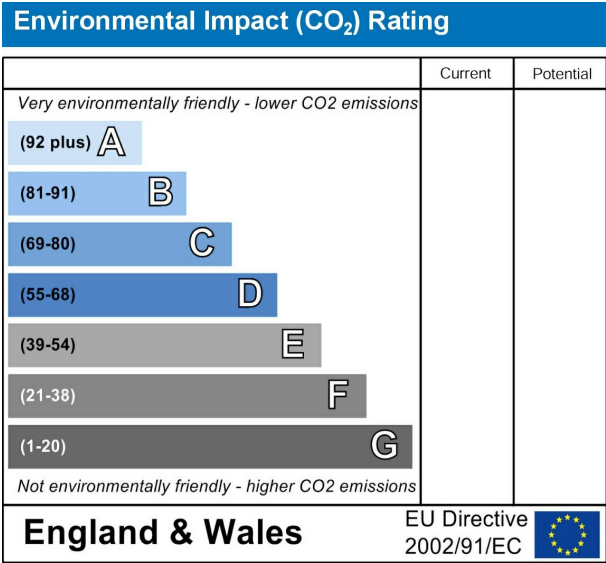
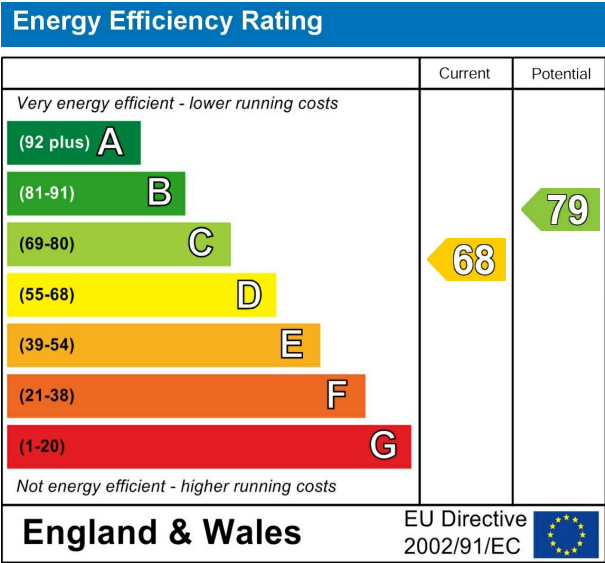
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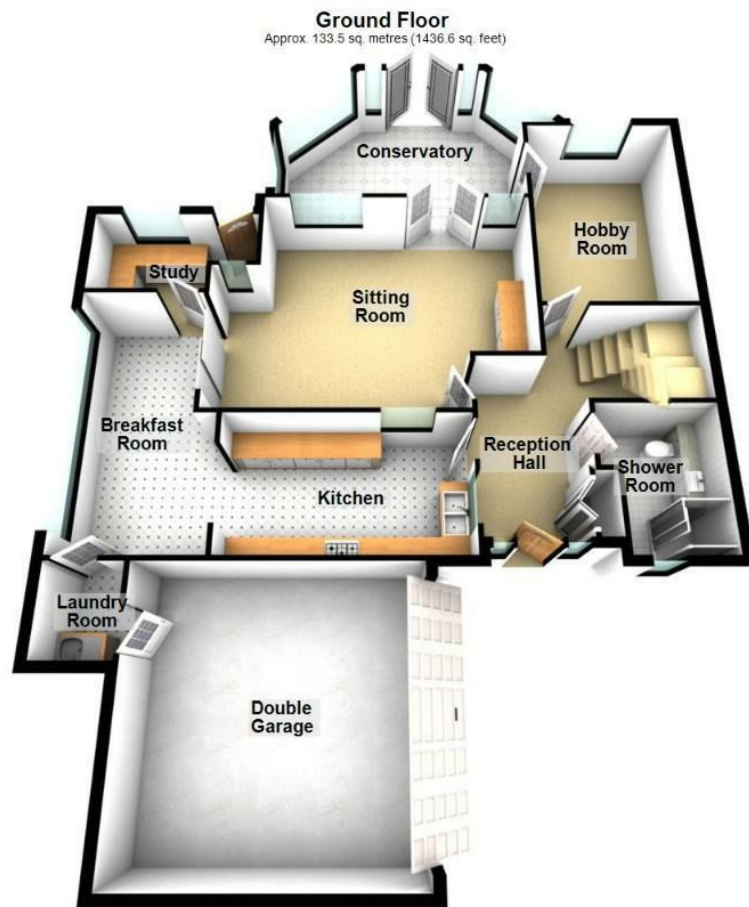
The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.

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.

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. 193.3 sq. metres (2081.1 sq. feet)

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