





HACKWELL STREET

NAPTON, CV47 8LY

GUIDE PRICE £385,000

FREEHOLD

Set in the heart of the highly sought-after village of Napton-on-the-Hill, this charming and beautifully presented two-bedroom cottage offers a truly unique place to call home.

Boasting generous living accommodation, a wealth of local amenities just moments away, and beautiful rolling countryside views, this delightful property effortlessly combines village charm with everyday convenience.

An exciting opportunity for those seeking character, comfort and a slice of countryside living, this wonderful home is ready to welcome its next owners.

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• Unique Property • Character Features Stunning Countryside Views • 2 Bedrooms • Courtyard Garden • Immaculately Presented • Newly Modernised Shower Room • Versatile Home • Village Location • Great Road Links Nearby





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Ground Floor:

-Upon entering, you are welcomed by a central entrance hallway, providing access to the property's accommodation and creating a practical, inviting introduction to this charming home and is complete with fitted storage cupboards.

-The entrance hallway leads into a central, multifunctional space that is currently used as a study and is complete with a walk in store area.

-The principal bedroom is positioned at the front of the property and benefits from fitted Sharps wardrobes, offering excellent storage and generous space for a double bed.

-The second bedroom is positioned at the rear of the property.

-The modern, newly fitted shower room is situated at the front of the property and features a stylish, fully tiled suite comprising a shower enclosure, wash hand basin, W/C and underfloor heating.

First Floor:

-The first floor boasts a bright and spacious open-plan lounge, dining area and kitchen, flooded with natural light from the patio doors at the front of the property. These open onto a balcony, providing the perfect spot to relax and enjoy the beautiful, far-reaching countryside views.

-The contemporary, fully modernised kitchen features a comprehensive range of wall and base units, providing ample storage and workspace. Integrated appliances include a dishwasher, oven, induction hob and fridge/freezer, creating a stylish and practical space ideal for modern living.

-The spacious lounge/diner provides ample room for both comfortable relaxation and entertaining, with plenty of space for separate living and dining areas. A charming log burner creates a cosy focal point, perfect for relaxing evenings at home.

Garden, Exterior & Further Property Information:

-The property benefits from an enclosed rear garden, featuring a decked seating area, useful wood store and pergola. Providing an ideal setting for alfresco dining and entertaining during the warmer summer months, this delightful outdoor space offers the perfect spot to relax and also offers two garden sheds, one of which comes with
power.

Further Property Information:

-This charming home further benefits from gas central heating and double glazing throughout. Ideally positioned within a welcoming rural community, the property enjoys a wealth of local amenities close by, alongside excellent road links, offering the perfect balance of countryside living and everyday convenience.

Important Property Information:

Tenure: Freehold
Council Tax Band: A
Local Authority: Stratford On Avon District Council
EPC: C
Right Of Access: The property benefits from a right of access to the foul drain serving the property situated directly above Studio Cottage.

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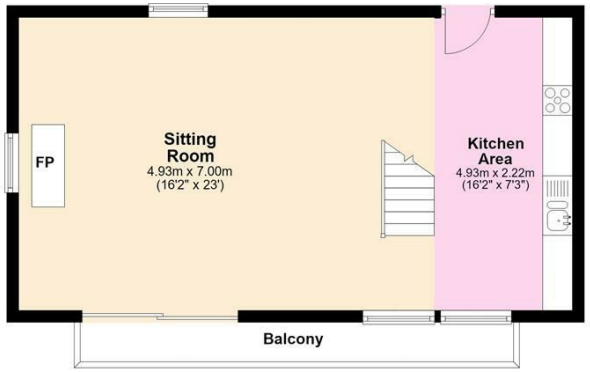




Ground Floor
Approx. 37.0 sq. metres (398.3 sq. feet)



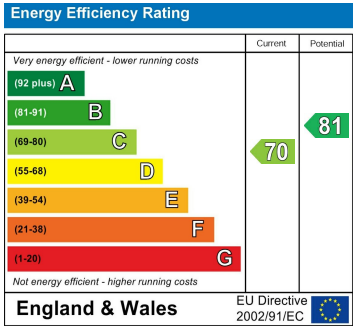
First Floor
Approx. 45.9 sq. metres (494.2 sq. feet)
(excluding Balcony)



Total area: approx. 82.9 sq. metres (892.4 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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