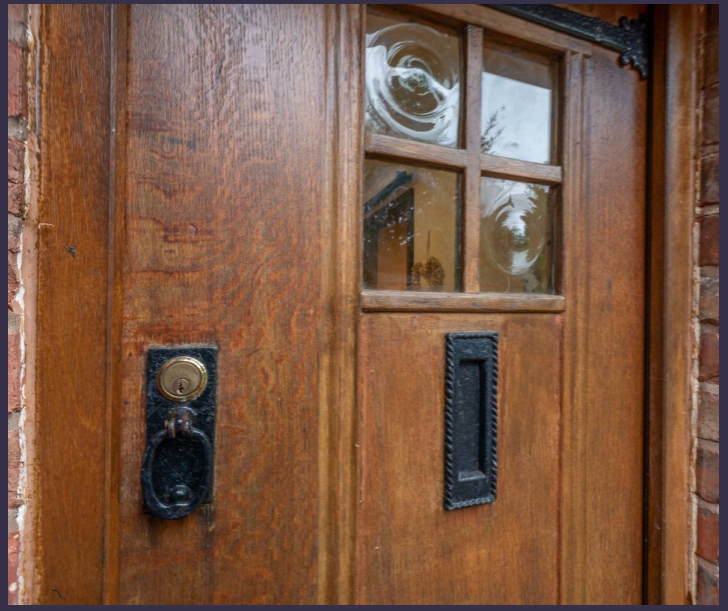


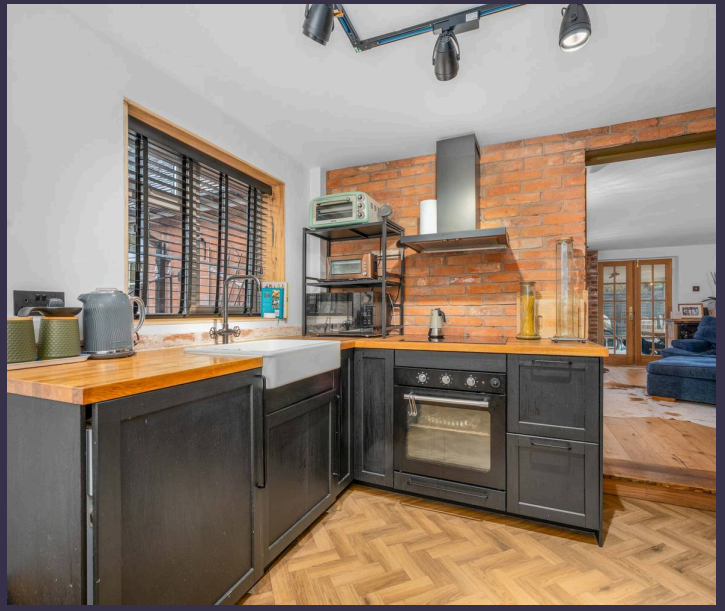
Aspley Court, Hatton, Warwick

CV35 7FD

£380,000







A little piece of countryside charm, tucked away where you might least expect it...

There is something rather special about finding a home that feels a little different. Somewhere with a story to tell, a welcoming atmosphere and the sort of character that simply cannot be recreated in a modern development.

Tucked away within an attractive courtyard setting in Hatton, this charming two-bedroom home began life as an agricultural building dating back to around 1880. Today, it offers a wonderful blend of its original character and contemporary living, thoughtfully updated by the current owner to create a home that feels both individual and inviting.

Although nestled within the Hatton development, Aspley Court enjoys a surprisingly tucked-away position, with open countryside beyond and fields to explore on foot. It is the sort of setting where you can enjoy the convenience of having neighbours nearby while still feeling wonderfully connected to the outdoors.

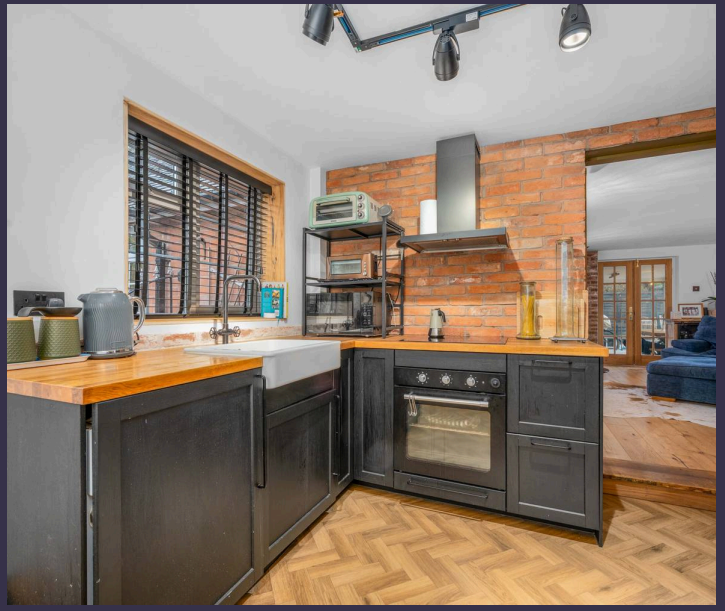
A home full of personality

Step through the front door and you immediately get a sense of the care and personality that has gone into this home.

The welcoming entrance hallway features attractive herringbone-style flooring, natural timber doors and useful fitted storage, setting the tone for the character found throughout.







The kitchen has a lovely rustic, contemporary feel, with dark cabinetry contrasting against warm timber worktops and an exposed brick feature wall. A traditional-style Belfast sink sits beneath the window, while the integrated oven, hob and extractor provide everything needed for everyday cooking. There is good cupboard storage and practical preparation space, with a combination of natural materials and darker finishes giving the room a distinctive style.

Beyond the kitchen, the living room is somewhere you can really imagine settling in.

A wood-burning stove stands against exposed brickwork, creating a wonderful focal point and bringing that cosy, fireside atmosphere on colder evenings. Natural timber flooring adds warmth, while the generous seating area makes this a comfortable space for relaxing, watching a film or simply putting your feet up at the end of the day.

And when the warmer months arrive, the house offers an entirely different way of living.

Double doors lead through to a separate dining room, where large areas of glazing overlook the rear garden. This light-filled space is ideal for leisurely weekend breakfasts, Sunday lunches or evenings gathered around the table with friends. Sliding doors open directly outside, allowing the garden to become a natural extension of the room during the summer.

Bedrooms with a difference

There are two bedrooms, each with its own character.

The principal bedroom is undoubtedly one of the home's standout features. An impressive, elongated room with a vaulted ceiling, rooflight and beautiful herringbone-style timber flooring, it feels wonderfully individual.







At one end is a restful sleeping area, while the additional space creates a dressing and seating area. Glazed floor to ceiling window looks out onto the garden, allowing natural light to flow into the room. It is easy to imagine enjoying a quiet morning coffee here with the garden just beyond.

The second bedroom is a comfortable double room with a window overlooking the courtyard, equally suitable for guests, a family member or alternative use depending on your needs.

The shower room has been updated in a striking contemporary style, with white metro tiling, contrasting dark fittings and a generous walk-in shower featuring both rainfall and handheld shower heads and a countertop basin complete the room.

A private south-west facing garden to enjoy

Outside, the current owner has thoughtfully landscaped the private south-west facing rear garden to create an attractive and manageable outdoor space, with a central lawn, gravelled borders, established planting and paved seating areas.

Its sunny aspect makes it a lovely place to spend a summer afternoon, whether enjoying a barbecue with friends, relaxing with a good book or sitting outside with a glass of wine as the evening draws in.

With plenty of space for outdoor dining and entertaining, it is a garden designed to be enjoyed rather than one that demands endless maintenance.



Parking, additional land and countryside beyond

A further bonus is the privately owned area of land to the rear, accessed from the garden's rear gate, here there is off-road parking for up to three vehicles. The ownership extends beyond the parking spaces to the rear fence boundary and alongside the useful garden shed, offering additional space for practical outdoor storage, perhaps a log store, gardening equipment or other everyday essentials.

And beyond the courtyard setting, open fields provide the opportunity to head out for a countryside walk and enjoy the rural surroundings.

A home that offers something a little different

What makes Aspley Court so appealing is the balance it strikes.

There is the history of a building dating back to the late Victorian era, the individuality of its conversion, and the warmth of the improvements made by the current owner. Then there is the practicality of single-storey living, generous parking and a south-west facing garden that is easy to enjoy.

Cosy winter evenings beside the wood burner, summer meals with the dining room doors open, a peaceful morning in the garden or an afternoon exploring the surrounding countryside.



A characterful home with a story to tell, tucked away in a courtyard setting and ready for its next chapter.

Council Tax band: C

Tenure: Freehold

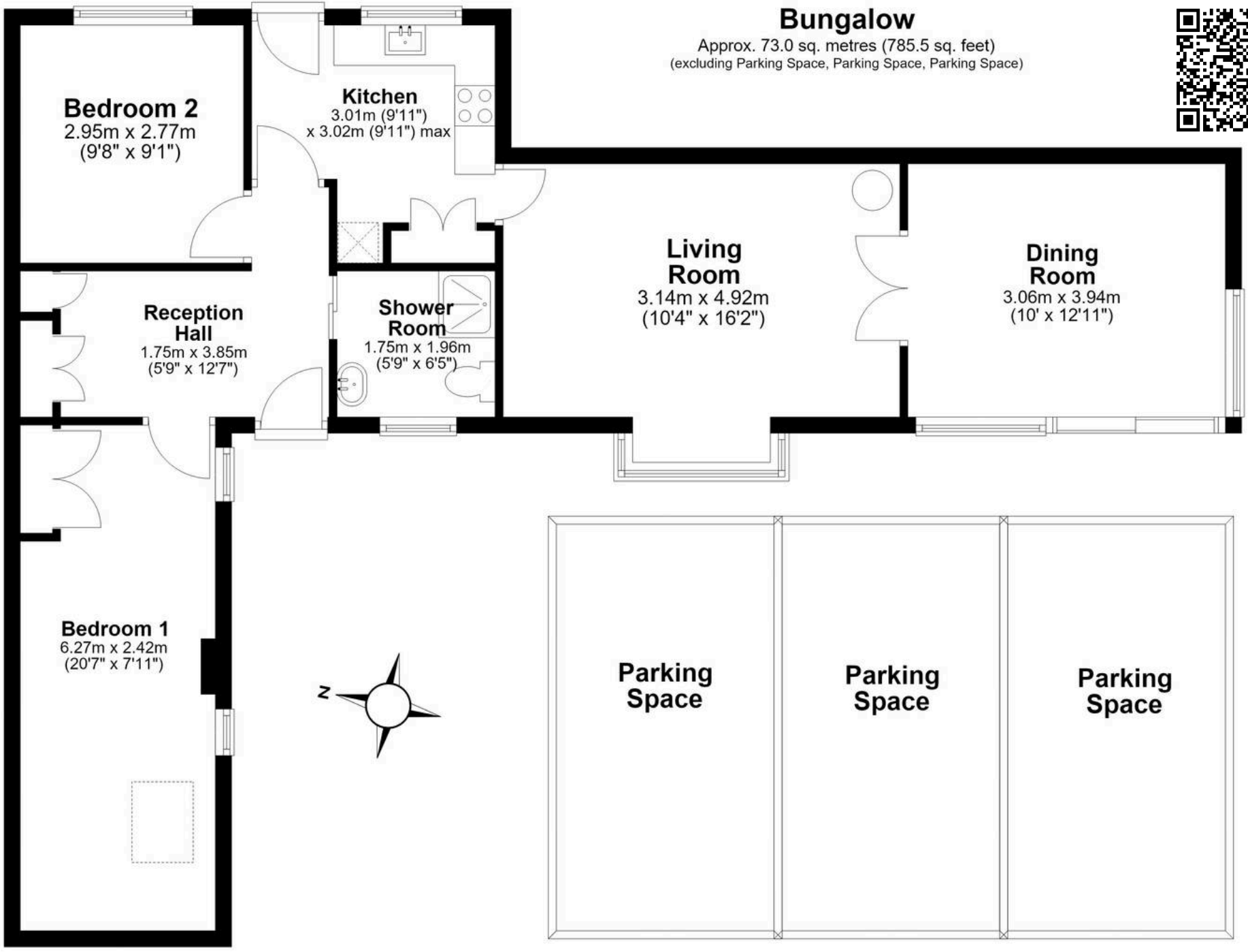
EPC Energy Rating: D

- Characterful Conversion Dating Back to Circa 1880
- Two Double Bedrooms & Additional Loft-Level Space
- Attractive Tucked-Away Courtyard Setting
- Cosy Living Room with Wood-Burning Stove
- Light-Filled Dining Room Overlooking Garden
- Beautiful Principal Bedroom with Vaulted Ceiling
- Contemporary Kitchen with Exposed Brickwork
- Stylishly Updated Shower Room
- South-West Facing Landscaped Garden
- Off-Road Parking for up to Three Vehicles with Additional Owned Land with Space for Shed & Storage

Bungalow

Approx. 73.0 sq. metres (785.5 sq. feet)

(excluding Parking Space, Parking Space, Parking Space)



Total area: approx. 73.0 sq. metres (785.5 sq. feet)



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