





Located in the charming hamlet of Hatton Green, this mature detached bungalow sits within beautiful south-west facing gardens that extend to around half an acre. Offering significant potential, including the possibility of redevelopment (subject to planning permission), the accommodation, which requires updating, briefly includes: an entrance lobby and hall, spacious living room with a sitting area that maximises garden views, breakfast kitchen, good-sized office or second reception room, three bedrooms, main bathroom, and a

separate cloakroom/shower room. There is a generous driveway and a double-width garage. Energy rating D. NO UPWARD CHAIN.

Location

Hatton Green is located just two miles north of Warwick and is surrounded by delightful Warwickshire countryside. There is a nursery and primary school just a stone's throw away in the village, along with canal walks along the famous Hatton Locks, family days out at Hatton Country World. There are two public houses and a convenience store in nearby Shrewley

Common. For more comprehensive shopping, Warwick, Leamington Spa, Kenilworth, and Solihull are nearby. There are excellent schools to suit all ages, both private and state, in the nearby towns of Warwick and Leamington Spa. There is also easy access to the motorway network via M40 and onwards to the M42, M5 & M6. Hatton railway station and Warwick Parkway station are nearby and offer regular commuter services to Warwick, Stratford-upon-Avon, Leamington Spa, Birmingham, and London Marylebone. Birmingham International Airport, Railway Station, and the NEC are 10 miles away.



Approach

Through a solid wooden entrance door into:

Entrance Porch

With a glazed door to:

Entrance Hall

Radiator and doors to:

Spacious Living Room

20'9" x 12'6" (6.34m x 3.82m)

Having an impressive natural stone surround fireplace, two radiators, wall lights, and a window to the front aspect with secondary glazing. Wide opening to:

Sitting Area

11'2" x 6'5" (3.42m x 1.97m)

Radiator, wall light points, sealed unit double-glazed window to rear aspect overlooking the garden, and a sealed unit double-glazed window to the side aspect.

Breakfast Kitchen

11'5" x 11'3" (3.48m x 3.43m)

Range of matching base and eye level units, worktops with inset single drainer sink unit with mixer tap. Built-in electric oven and ceramic hob with extractor unit above, space and plumbing

for a washing machine, space for a fridge, and radiator. Double-door larder cupboard with cupboard above, concealed Vaillant gas-fired boiler and door to the side lobby area.

Bedroom One

12'5" x 9'0" max (3.80m x 2.75m max)

Built-in twin full-height double door wardrobes with an adjacent drawer unit with cupboard above, radiator and secondary glazed window to the front aspect.



Bedroom Two

9'11" x 8'11" (3.03m x 2.74m)

Radiator, secondary glazed window to front aspect, built-in double door wardrobe with cupboard above.

Bedroom Three

8'3" x 7'11" (2.54m x 2.43m)

Built-in full height wardrobes, radiator and a window to rear aspect overlooking the garden.

Bathroom

Suite comprising bath with mixer tap and shower attachment, WC, vanity worktop with

inset wash hand basin with storage cupboards below. Heated towel rail, built-in Airing Cupboard with radiator and slatted shelving, patterned glazed window to rear aspect.

Side Lobby

Ceiling light point, doors to Shower Room and Office and a glazed casement door to:

Office

14'11" x 8'9" (4.57m x 2.67m)

Two radiators, two windows to side aspect, built-in low level storage cupboards across one wall with display worktop and shelving over. Access to roof space.



Shower Room

Comprising pedestal wash hand basin, WC, tiled shower enclosure with Mira shower, fully tiled walls, electric heated towel rail, downlighters.

Rear Entrance Porch

Double-glazed windows and a casement door provides access to the rear garden.

Outside

To the front of the property, there is a generously sized, low-maintenance front garden with a driveway providing ample parking, offering good off-road and access to the garage.



Double Garage

16'8" x 16'7" (5.09m x 5.06m)

Twin folding double opening doors, power and light and two natural light windows.

Stunning Rear Garden

This is a notable feature of the property, being mainly laid out to lawn with a wide variety of flowering plants, shrubs, and mature trees, including fruit trees. There is also a greenhouse and a wooden garden store, which is draped with a grapevine and currently bears many lovely grapes.

Tenure

The property is understood to be freehold, with vacant possession, although this must be verified through your solicitors.

Services

All mains services are understood to be connected. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services. Although we believe them to be in satisfactory working order, we cannot provide any warranties in this respect. Interested parties are invited to make their own inquiries.

Council Tax

The property is in Council Tax Band "E" - Warwick District Council

Postcode

CV35 7LA



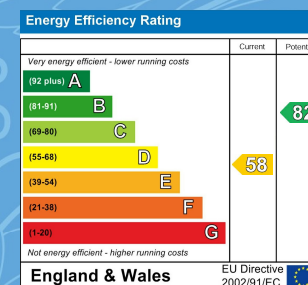


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Also at: Leamington Spa, Somerset House,
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Total area: approx. 135.2 sq. metres (1455.6 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact