





This spacious, mature, four or five-bedroom detached village residence is set in delightful, west-facing gardens and grounds, enjoying excellent frontage, ample parking, and an integrated garage. The accommodation, which requires some modernisation but offers superb potential, briefly comprises: reception hall, cloakroom, generously sized living room with a dining area adjacent, conservatory, breakfast kitchen, utility/side entrance, spacious landing, four good-sized bedrooms, plus a study/bedroom five, bathroom, and separate WC. NO UPWARD CHAIN. Energy rating E.

Location

Hawkewood is situated on Hughes Hill, off the main road through Shrewley. Shrewley is a small Warwickshire village with a local general store, village hall, and inn and situated approximately two miles from the larger village of Claverdon with a junior and infant school, parish church, transport services, doctors surgery, village hall, and two inns. Shrewley is also well placed for access to Warwick, Leamington, Coventry, Stratford upon Avon, Henley in Arden, and Solihull, whilst the N.E.C., Birmingham International Airport, and Railway Station are all within half an hour's drive.

Approach

Through a double glazed entrance door into:

Entrance Porch

Double glazed windows, ceiling light point and a patterned glazed door leads to:

Spacious Reception Hall

16'6" x 16'2" (5.04 x 4.95)

There is a double-glazed window to the side, wall light points, and built-in cloaks/storage cupboard with hanging rail space and a shelf over it. Open tread staircase rising to First Floor Landing. Doors to:



Cloakroom

The suite is comprised of WC, a wash hand basin with cupboards below, and a double-glazed window.

Living Room

24'11" x 11'10" (7.60 x 3.63m)

Warm air vents, coving to ceiling, double glazed window to front aspect, two double glazed natural light windows to side aspect wall mounted illuminated glazed display cabinets. A double-glazed casement door with windows on each side provides access to the Conservatory. Wide opening to:

Dining Area

11'3" x 10'10" (3.44m x 3.32m)

Warm air vents, and a large double-glazed window to the rear aspect.

Double Glazed Conservatory

There are double-glazed picture windows on three sides, providing views of the garden, and a double-glazed casement door allows access to the rear garden.

Fitted Breakfast Kitchen

13'9" x 11'3" (4.21m x 3.45m)

Range of matching base and eye level units,

complementary worktops and tiled splashbacks and inset double sink unit with mixer tap. Built-in electric oven with storage cupboards above and below, integrated dishwasher, Miele hob with extractor unit over. A wall-mounted digital thermostat control panel, warm air vents, and double-glazed window to the rear aspect overlook the gardens are also included. Door to:

Side Entrance Lobby

There is space and plumbing for domestic appliances, a tall storage cupboard, double-glazed windows, a double-glazed casement door to the side aspect, and a door to the Garage.



From the Reception Hall an open tread staircase rises to:

[First Floor Landing](#)

Generous size, double glazed window to front aspect, warm air vents. Doors to:

[Bedroom One](#)

14'6" x 11'11" (4.43m x 3.64m)

There is a wall light point, built-in twin double-door wardrobes with storage cupboards above, and a large double-glazed window to the rear aspect.

[Bedroom Two](#)

11'4" x 10'11" (3.47m x 3.33m)

Vanity wash basin with storage cupboard below, single-door wardrobe providing hanging rail and storage space, and double-glazed window to rear aspect.

[Bedroom Three](#)

11'10" x 11'4" (3.62m x 3.47m)

Built-in twin double-door wardrobes with storage cupboards over. Door to walk-in eaves storage, double-glazed window to rear aspect.

[Bedroom Four](#)

11'10" x 8'3" (3.62m x 2.54m)

There are double-door wardrobes with storage cupboards above and a double-glazed window in the front aspect.

[Study/Bedroom](#)

10'0" x 6'2" (3.05m x 1.89m)

Built-in sliding folding door storage cupboard and a double glazed window to the front aspect.

[Bathroom](#)

Suite comprising bath, wash hand basin, corner shower enclosure, double-glazed window to front aspect, and door to walk-in eaves storage space, which accommodates the hot water cylinder with electric light.



Separate WC

Low flush WC, ceiling light point and a Velux double glazed roof light.

Outside

The property is well set back behind an established front garden, with a generous driveway providing excellent off-road parking.

Integral Garage

18'2" x 16'0" (5.56m x 4.89m)

Remote up-and-over door, power, and light. Grant oil-fired boiler runs the warm-air heating system. Outside tap.

Established Rear Garden

This is a particular feature of the property, enjoying a west facing aspect. The paved patio area leads to the mature gardens, which have a well-tended, shaped lawn with stocked borders and an abundance of maturing specimen trees. To the rear there is a lower lawned section with a garden pond.

Tenure

The property is understood to be Freehold, although we have not inspected the relevant documentation to confirm this.

Services

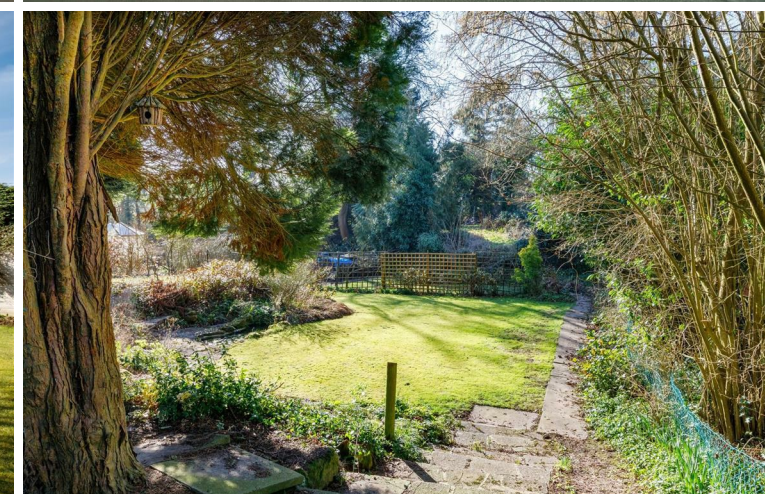
All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and while we believe them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

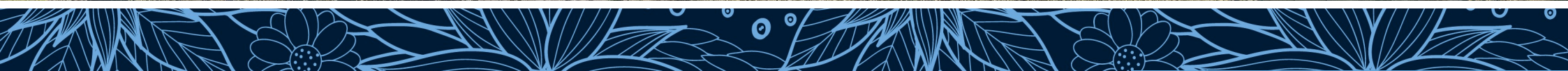
Council Tax

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

Postcode

CV35 7AS





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Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN