

Henley Road, Hampton-On-The-Hill

Warwick, CV35 8QX

Jeremy McGinn &Co

Available at
Offers Over £750,000

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A beautifully presented and substantially extended detached country cottage occupying an enviable rural setting between Warwick and Henley-in-Arden, standing within approximately 0.6 acres of delightful gardens backing directly onto open farmland. Combining character, generous living space and excellent commuter links, this is a rare opportunity to enjoy idyllic countryside living without compromising on convenience.

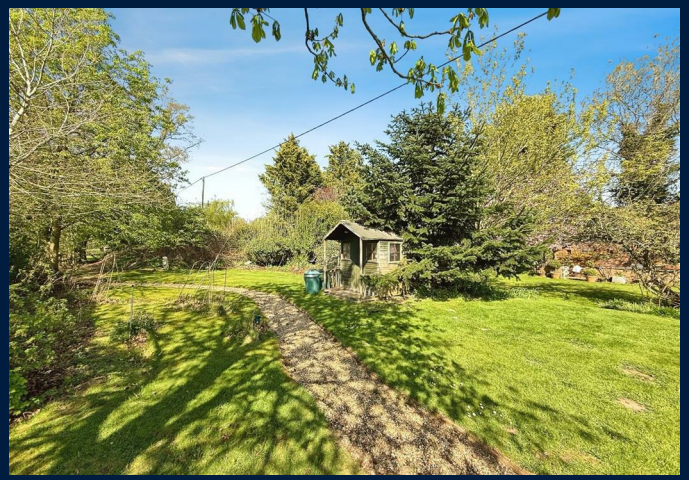
The property enjoys a peaceful setting whilst remaining just a short drive from the excellent amenities of both Warwick and Henley-in-Arden, including an excellent selection of independent shops, cafés, restaurants and everyday facilities. The M40 (Junction 15) and Warwick Parkway railway station are also within a few minutes drive providing superb access to Birmingham, Coventry and London, making this an ideal home for commuters.

Having been considerably improved and sympathetically extended, the cottage offers spacious and versatile accommodation that retains an abundance of charm and character. The accommodation briefly comprises an enclosed porch leading to a welcoming entrance hall featuring an attractive fireplace and study area. The generous dual-aspect living room enjoys views over the gardens and benefits from air conditioning, whilst the formal dining room provides an ideal space for entertaining. A conservatory overlooks the beautifully maintained gardens, and the well-appointed breakfast kitchen is complemented by a separate utility room and cloakroom/WC.

To the first floor, a spacious landing leads to four well-proportioned bedrooms. The impressive principal bedroom enjoys far-reaching rural views, fitted wardrobes and a generous en-suite bathroom. The guest bedroom also benefits from its own en-suite facilities, whilst the remaining two bedrooms are served by a contemporary family shower room.



















Tax Band: F

Council: Warwick District Council

Tenure: Freehold

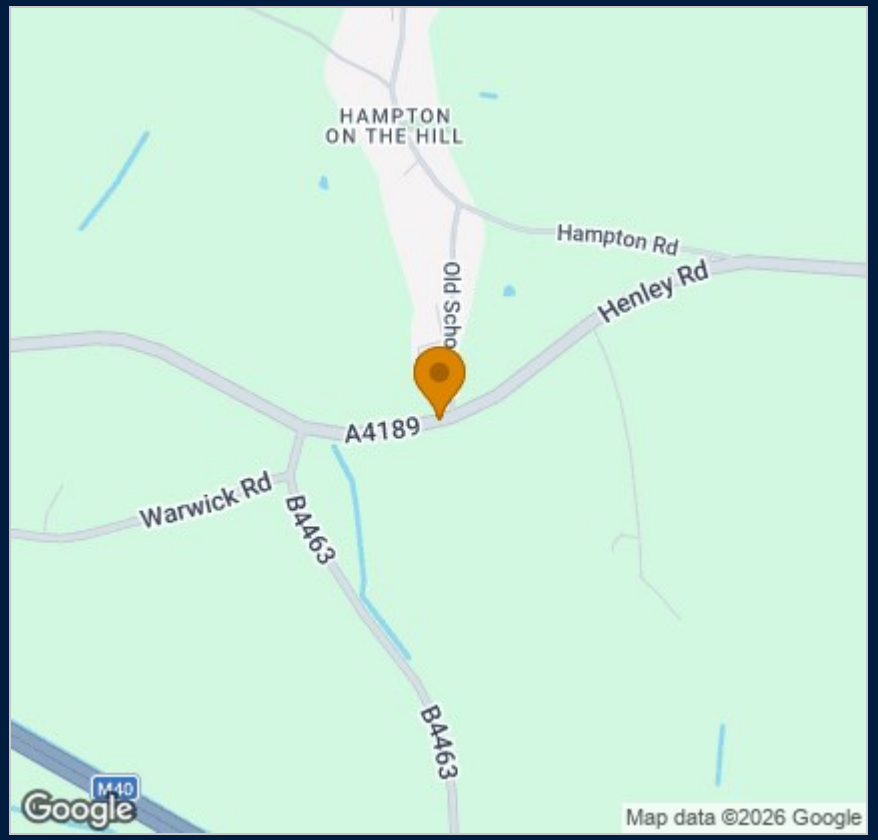
Approached via an extensive driveway providing ample parking for numerous vehicles, the property also benefits from a detached double garage. The mature gardens are undoubtedly one of the home's most outstanding features, extending to approximately 0.6 acres and backing directly onto open farmland to create an exceptional degree of privacy and a wonderful backdrop to everyday living.

This delightful country home successfully combines period charm with modern convenience in an exceptional rural setting, offering spacious family accommodation in one of the area's most desirable locations.

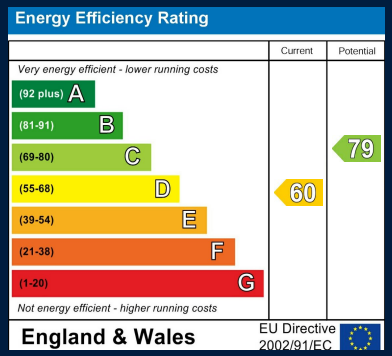
Floor Plan



Map



Energy Performance



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