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Mill Hill
Baginton CV8 3AG

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Shortland Horne are delighted to present this substantial three-bedroom semi-detached family home, occupying a fantastic plot and offering an impressive amount of versatile living space, including a superb loft room, generous gardens, detached garage and a driveway providing off-road parking for several vehicles.

The property offers spacious and well-proportioned accommodation arranged over three floors. On entering, a welcoming hallway provides access to a useful ground floor WC and the principal reception rooms. The living room is a comfortable and inviting space, ideal for relaxing and entertaining, while the real heart of the home is the impressive kitchen, offering excellent proportions with plenty of room for cooking, dining and family life, together with direct access out towards the garden.

To the first floor are three well-proportioned bedrooms, making the property ideally suited to a growing family, along with a generous family bathroom and landing area. A staircase continues to the second floor where you will find the fantastic loft room. This is a particularly versatile addition to the home and provides excellent supplementary space, perfect for use as a home office, games room, hobby room or occasional room depending on the purchaser's requirements.

To the rear is a generous garden offering plenty of space for families, entertaining and outdoor enjoyment. The combination of the large plot, excellent parking provision and substantial internal accommodation makes this a particularly appealing semi-detached home.

With three bedrooms, an additional loft room, spacious ground-floor accommodation, detached garage, excellent driveway parking and a fantastic plot, this is a superb opportunity for buyers looking for a home offering both space and versatility. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Mill Hill is situated within the highly desirable Warwickshire village of Baginton, offering an attractive semi-rural setting whilst remaining exceptionally convenient for Coventry, Kenilworth and the surrounding road network. The village is characterised by a varied mix of homes and enjoys a strong sense of community, with surrounding Green Belt countryside helping to retain its distinctive village feel.

Baginton itself offers a good selection of everyday amenities, including a village hall, recreational spaces and well-regarded pubs including The Old Mill and The Oak Baginton. Mill Hill is also home to Russells Garden Centre and The Potting Shed Cafe. The village has plenty of historic character, with local landmarks including Lunt Roman Fort, Baginton Castle, the ancient Baginton Oak and St John the Baptist Church.

selling quality
property since 1995

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Dimensions

GROUND FLOOR

Hallway

1.91m x 4.67m

Living Room

4.19m x 3.66m

W/C

Kitchen

6.30m x 5.51m

FIRST FLOOR

Bedroom

4.22m x 3.07m

Bedroom

3.30m x 2.84m

Bedroom

2.59m x 2.62m

Bathroom

4.14m x 1.63m

SECOND FLOOR

Loft Room

8.74m x 8.15m

OUTSIDE

Garage

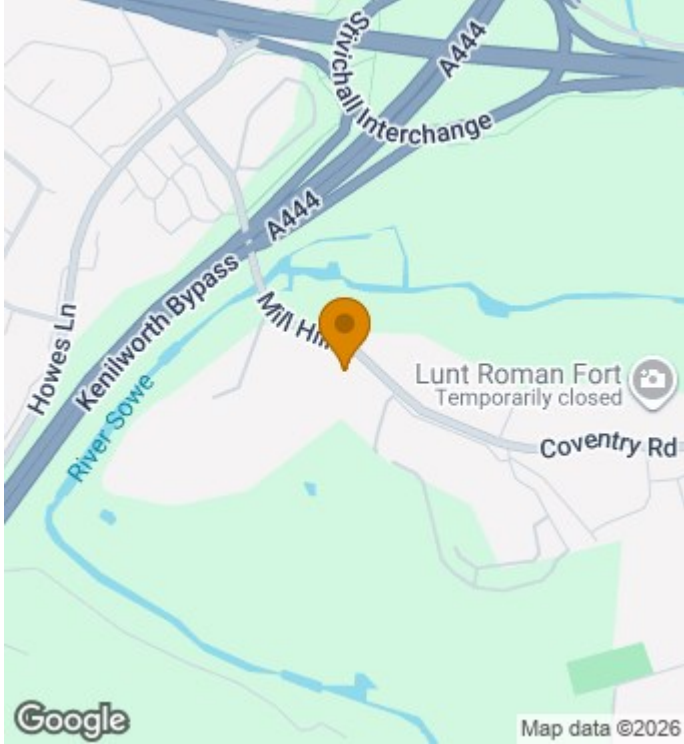
6.40m x 2.82m

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Floor Plan



Location Map



Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

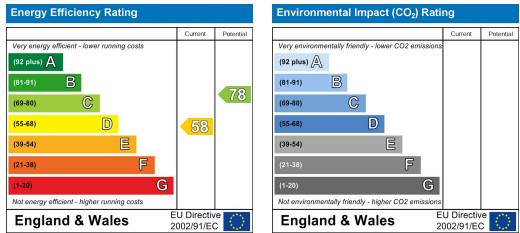
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

EPC



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