



# The Cottage, 2 Southview

Hampton Magna **CV35 8UF**

Offers Over £485,000

# The Cottage, 2 Southview

## Curlieu Close

This unique and truly deceptive semi-detached character cottage is a former almshouse. It has been stylishly and thoughtfully improved, having also been enlarged and re-modelled to create a modern and airy home which is well located on the fringe of the village of Hampton Magna. Offering gas centrally heated and double glazed accommodation, the property offers considerable flexibility including three reception rooms, together with a fabulous 36' open plan family/dining kitchen. The garden room overlooks the rear garden, whilst on the first floor there are three good bedrooms with en suite facilities to the master. Externally, there is a garage and driveway along with foregarden to the front whilst the rear garden offers an open outlook over a sports fields. Overall, this is an individual and characterful family home of particularly generous and flexible proportions and layout.

### LOCATION

Hampton Magna is a modern village with easy access available to the centre of Warwick. Nearby Warwick Parkway Station is ideal for rail commuters to London and Birmingham, amongst other destinations, whilst the nearby A46 links directly to the M40 motorway. Within Hampton Magna itself there are a range of local shops, a village primary school, doctors' surgery and public house.

### ON THE GROUND FLOOR

#### ENTRANCE PORCH

1.55m x 1.30m (5'1" x 4'3")  
With quarry tiled flooring, double glazed windows to two sides and main front door.

#### RECEPTION HALLWAY

3.78m x 2.01m (12'4" x 6'7")  
A welcoming entrance hallway with wood effect laminate flooring, staircase leading to the first floor with cupboard beneath, central heating radiator, central light point and doors radiating off to:-

#### LIVING ROOM

3.58m x 3.0m (11'8" x 9'10")  
With continued wood effect laminate flooring, double glazed UPVC window to the front aspect, central heating radiator, central light point and TV point.

#### SITTING ROOM

4.01m x 2.51m (13'1" x 8'2")  
With continued wood effect laminate flooring, double glazed UPVC window to the front aspect, central heating radiator, central light point and TV point.

### CLOAKROOM/WC

3.84m x 1.68m (12'7" x 5'6")  
A large downstairs cloakroom with modern white suite incorporating wash hand basin and low level flush WC, utility cupboard with plumbing for washing machine, chrome heated towel rail and central light point.

### FAMILY/DINING KITCHEN

11.10m x 3.40m max / 2.74m min (36'5" x 11'2" max / 9'0" min)  
This expansive open plan family room/dining kitchen combines a comfortable living space with access to a garden room. There is through access to the kitchen area which is fitted with a range of contemporary wall and base units and granite work surfaces. There is an abundance of worktop space together with a large breakfast bar. Appliances include a fridge, freezer, double oven, hob, extractor and dishwasher. The double glazed window and door provide an outlook over the garden to an open aspect beyond. There are a mix of spotlights and central light pendants, along with three central heating radiators, door leading into the garage and an opening into:-

### GARDEN ROOM

4.62m x 2.03m (15'1" x 6'7")  
A lovely light room with a full double glazed wall of windows looking out to the garden with double doors, three velux style windows, spot lighting, two central heating radiator and exposed brick wall.

### ON THE FIRST FLOOR

#### LANDING/OFFICE

3.33m x 2.97m (10'11" x 9'8")  
A large open space ideal for a lovely home office. Having the original timber A frames exposed

giving a lovely character feel with a large double glazed dormer window, central heating radiator, central light point and doors leading off to all rooms on the first floor.

### MASTER BEDROOM

4.06m x 3.07m (13'3" x 10'0")  
The first of three double bedrooms, the master bedroom continues with the character feeling having the exposed A frames, slanting ceilings, large double glazed dormer window, fitted wardrobes, tv point, central heating radiator, central light point and door into:-

### EN SUITE

3.05m x 3.05m (10'0" x 10'0")  
A lovely ensuite with four piece suite including a bath, wash hand basin, low level flush wc and separate shower cubicle. Having tiled flooring and splash back areas, chrome heated towel rail, exposed timber A frames, velux roof window and spot lighting.

### BEDROOM TWO

3.38m x 2.92m (11'1" x 9'6")  
A double bedroom located to the rear of the property having the exposed A frames, slanting ceilings, large double glazed dormer window, fitted wardrobes, central heating radiator and central light point.

### BEDROOM THREE

3.15m x 2.92m (10'4" x 9'7")  
A double bedroom located to the front of the property having the exposed A frames, slanting ceilings, velux roof window, central heating radiator and central light point.

### FAMILY BATHROOM

3.58m x 1.88m (11'8" x 6'2")  
A lovely bathroom with four piece suite including

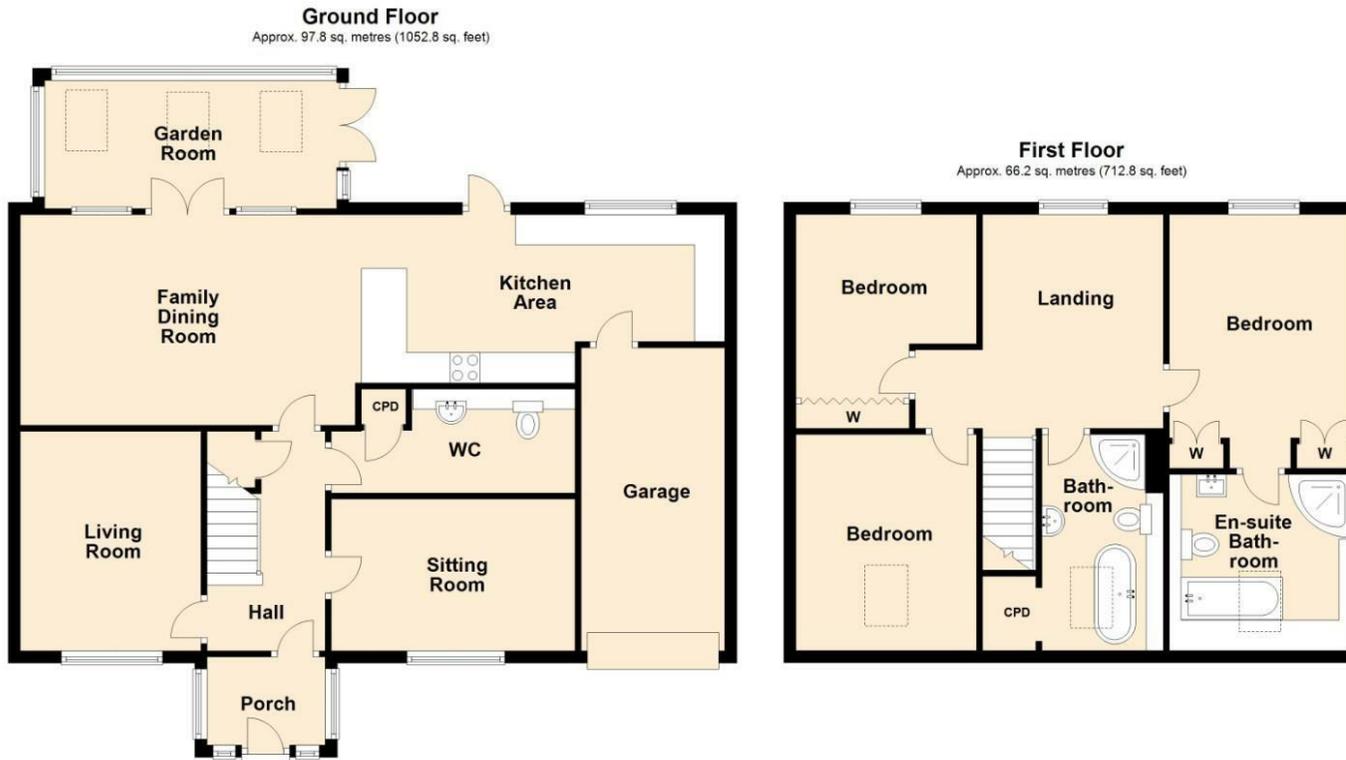
## Features

- Generous Semi-Detached Property
- Stylishly Fitted
- Fabulous Family/Dining Kitchen
- Three Reception Rooms
- Three Good Bedrooms
- En Suite Plus Family Bathroom
- Garden Room
- Garage and Driveway





# Floorplan



## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band C - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	82
	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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