



ELMDENE CLOSE, WARWICK, CV35 8XL



Property Description

*** PROPERTY VIDEO ONLINE ***

Nestled in the heart of rural Warwickshire, the charming village of Hatton offers an exceptional blend of countryside tranquillity and modern convenience. Surrounded by beautiful open landscapes and scenic canal walks, Hatton is renowned for its picturesque setting, including the iconic Hatton Locks and nearby rolling countryside, making it ideal for those seeking a peaceful yet connected lifestyle. Hatton benefits from excellent transport links. Hatton railway station provides direct services to Birmingham and London while the nearby A46, M40 offer easy access to national motorway network. There is a school bus that goes through Hatton Station and takes children to the grammar schools in Stratford, Shottery Girls Grammar and King Edwards, along with exceptional primary schools such as Ferncumbe, Budbrooke, Wolverton and Claverdon.

In brief the property comprises of; entrance hall, living room with patio doors out onto rear garden, side extension formally used as a home office / play room, formal dining room, kitchen with floor and wall mounted units, conservatory, pantry, ground floor bedroom with en suite shower room. On the first floor there are four further bedrooms and a family bathroom. To the front of the property there is off street parking for at least three cars and an out side store. To the rear of the property is a mature, South facing garden with raised patio area overlooking open countryside and a delightful spot for gardening, play, or simply enjoying the views.

This property is not just a house; it is a wonderful family home in a picturesque setting, perfect for those looking to enjoy the best of village life while remaining connected to the hustle and bustle of major cities. Viewing is strongly advised to appreciate the size and location of this home.





Key Features

- Detached family home in village location
- Open countryside views
- Over 2000sqft
- Living room
- Dining room
- Study
- Conservatory
- Five bedrooms, two bathrooms
- South East facing rear garden
- Private Driveway

Local Authority – Warwick

Council Tax – Band G

Tenure – Freehold



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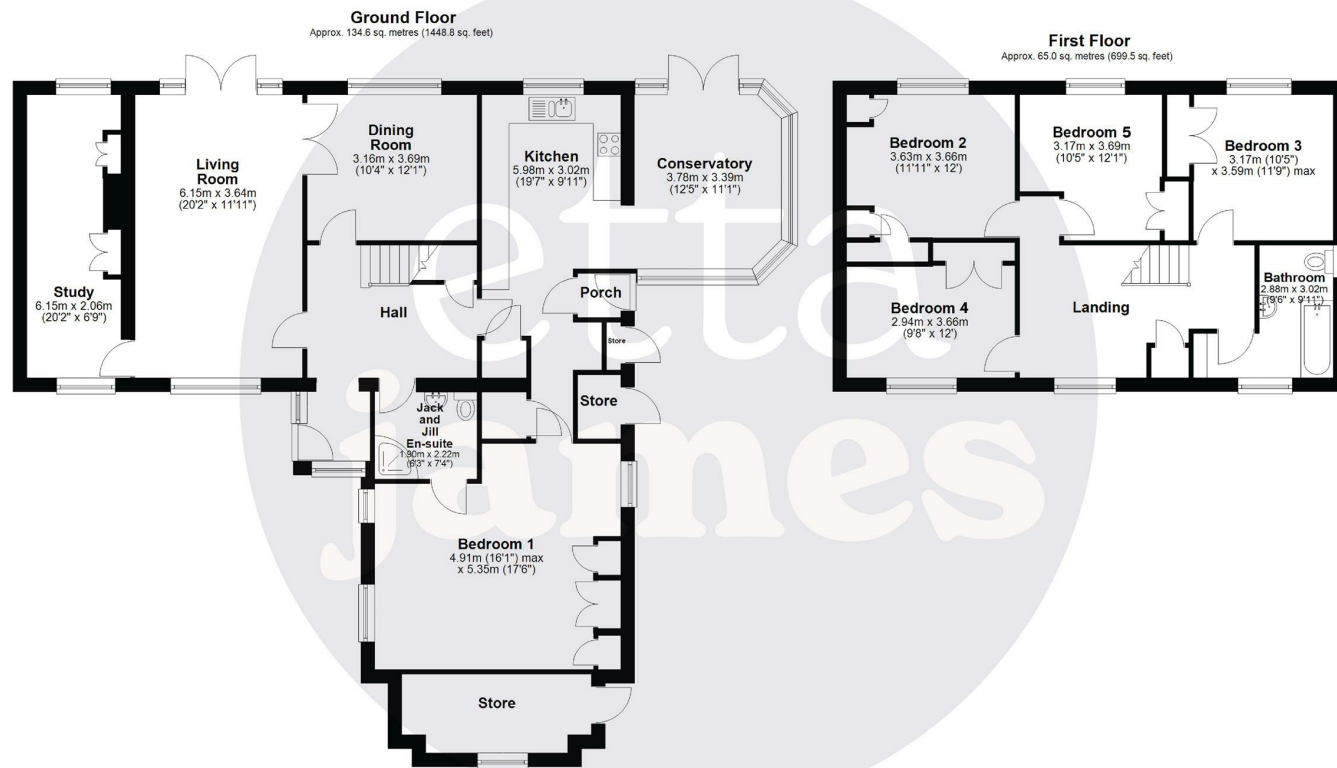


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Total area: approx. 199.6 sq. metres (2148.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

To book a viewing please call 01926 898080 and choose option 1 or email james@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

