



Charity Cottage Old School Lane, Hampton-on-the-Hill,  
Hampton-on-the-Hill, Warwick, CV35 8QS

Offers In Excess Of £500,000



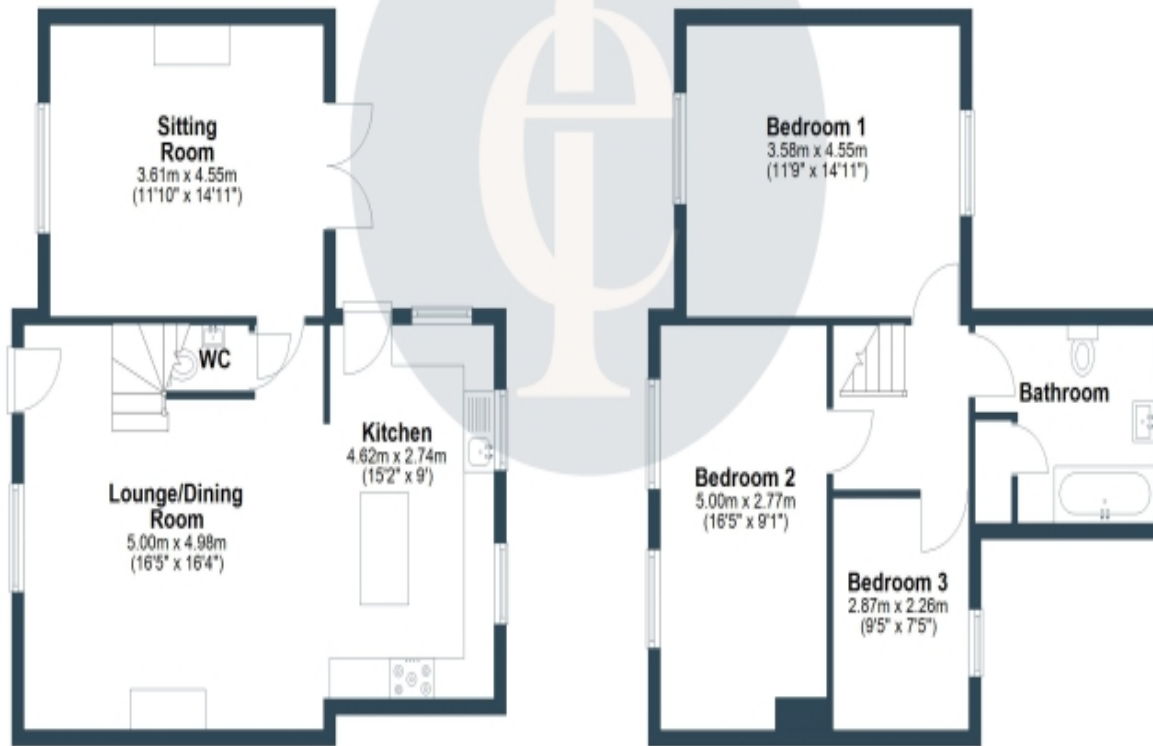
## Ground Floor

Main area: approx. 54.9 sq. metres (591.0 sq. feet)  
Plus outbuildings, approx. 8.7 sq. metres (94.2 sq. feet)



## First Floor

Approx. 51.2 sq. metres (551.5 sq. feet)



Main area: Approx. 106.1 sq. metres (1142.5 sq. feet)

Plus outbuildings, approx. 9.7 sq. metres (104.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

A truly beautiful cottage that has been sympathetically extended and thoughtfully updated by the current owners to a stylish standard throughout. Nestled in the Parish of Budbrooke, within the heart of the pretty village known as Hampton-on-the-Hill, situated between the historic town of Warwick and Henley in Arden. Allowing ideal access to travel links, including the M40, Warwick Parkway & Leamington Spa train stations.

Charity Cottage is a true reflection of the term "chocolate box cottage" with roses around the door and a pretty kerb appeal.

Dating back to the late 1800's, this charming home boasts many original features and perfectly blends contemporary with charm. The current owners, since acquiring the property in 2002, have greatly improved their home with great attention to detail, with no corners cut. As soon as you are welcomed into the accommodation, it is immediately obvious that the finish throughout is of quality and with care and thought put into every detail.

What must not be forgotten is that the outside is as perfect as the inside, with a landscaped garden with colourful planted borders, manicured lawns, and a Flagstone patio ideal for alfresco dining with friends and a chilled glass on a summer's evening.

The front is approached via a timber door, and once over the threshold, you are into the open plan, sociable living space with your eye immediately being drawn to the stunning gardens and open views to farmland. The room is drenched in natural light via the dual aspect. The dining kitchen offers ample space for cooking, dining, and relaxing, whilst always being present with your family or guests. The kitchen offers a range of wall and base units with integrated appliances, including a Rangemaster double oven, dishwasher, fridge, and freezer. Boasting underfloor heating and a central island for casual dining. The sitting area creates a cosy space via the log-burner for winter evenings. Access is provided to the garden via a timber door.

We all love an open plan family area, but this handsome cottage also offers a more formal sitting room that is located off the dining kitchen, and also offers dual aspect and French doors onto the garden. The main focal point is the gas coal effect fire with a decorative surround.

Completing the ground floor is the cloakroom/W.C that has been cleverly created from a former cupboard positioned under the stairs.

Upstairs are three generous bedrooms and a family bathroom with a rainfall shower over the bath. Complementary tiling to the walls and a heated towel rail. The airing cupboard houses the gas boiler.

As mentioned, the exterior is a beautiful space that brings the inside out. Laid to lawn with planted borders enclosed by a skilfully curved retaining wall leading to the tiered lawn via a short flight of steps.

For added convenience, there is the generous timber shed, ideal for storage. There is a further brick-built outbuilding for the storage of your garden tools.

To the front is a driveway allowing parking for two cars. Gated access introduces the front to the rear garden.

We recommend viewing to appreciate the beauty of Number 1 Charity Cottages and its countryside position.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

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