

Charming, extended, three bed cottage

1 The Elms Station Road
Hatton Station
Warwick
CV35 8XN



MARGETTS
ESTABLISHED 1806

Price Guide £415,000

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A charming, extended and beautifully located period cottage forming part of a popular rural village community with stunning gardens. Hatton enjoys his own Rail Station therefore offering the national rail network and easy access to the Midlands motorway networks too. Extended to provide three bedrooms, ensuite shower room, three reception rooms and fitted kitchen. Off-road parking together with VERY attractive well maintained landscaped garden. Viewing warmly commanded.

Entrance

Front door open opens into: Reception Vestibule with staircase rising to the First Floor Landing and door opening to the dining room

Dining Room

12'11" max' by 10'11"

with timber flooring, double glazed window affording attractive views across the garden, open fire setting and electric night storage heater

Snug/Sitting Room

14'0" x 10'2"

with electric night storage heater, open fireplace and access to the lounge and the kitchen

Fitted kitchen

11'5" x 6'1"

with oak butchers block style work surfacing extending around the room incorporating the Belfast style sink with mixer tap and base units beneath. Range of base and wall cupboards, cooker filter, electric hob, Hotpoint fitted electric oven and separate grill, double glazed window to the side and door to the rear courtyard. Space and planning for washing machine

Extension provides a Charming Lounge

14'6" x 10'0"

with double glazed windows and French door doors to the garden & patio, and double glazed window to the rear

Staircase rises to the First Floor Landing with airing cupboard housing the insulated hot water cylinder. Access to the loft via a ladder with some boarding and light.

Bedroom 1

11'5" x 9'11"

with double glazed window to the front, access to a Roof space, fitted shelved cupboard and electric panel heater

Ensuite Shower Room

has a fully tiled shower cubicle, wash hand basin and low-level WC together with tiled walls and floor, and obscured double glazed window

Bedroom 2

10'11" x 9'2" max'

with fitted bedroom wardrobes, and built in double bed frame, double glazed window affording attractive view across the garden, and electric night storage heater

Bedroom 3

10'1" max' by 7'2"

with electric night storage heater and double glazed rear window



The Family Bathroom

has a white suite with panelled bath with adjustable shower over, wash hand basin and low-level WC, large tiled areas and obscured double glazed window. Heated towel rail

OUTSIDE

Parking area, gives access via a Gate, to a courtyard with two timber garden sheds and log store and access to the kitchen and side of the property.

The beautiful gardens are landscape and stocked with a wide range shrubs, plants and trees with large patio area adjoining the property and further area enjoying two greenhouses, vegetable patch, and chicken Coop. The sellers inform us there are 2 apple trees, 2 pear trees, a cherry tree and a plum tree.

GENERAL INFORMATION

The property is freehold and all mains services are connected except gas.



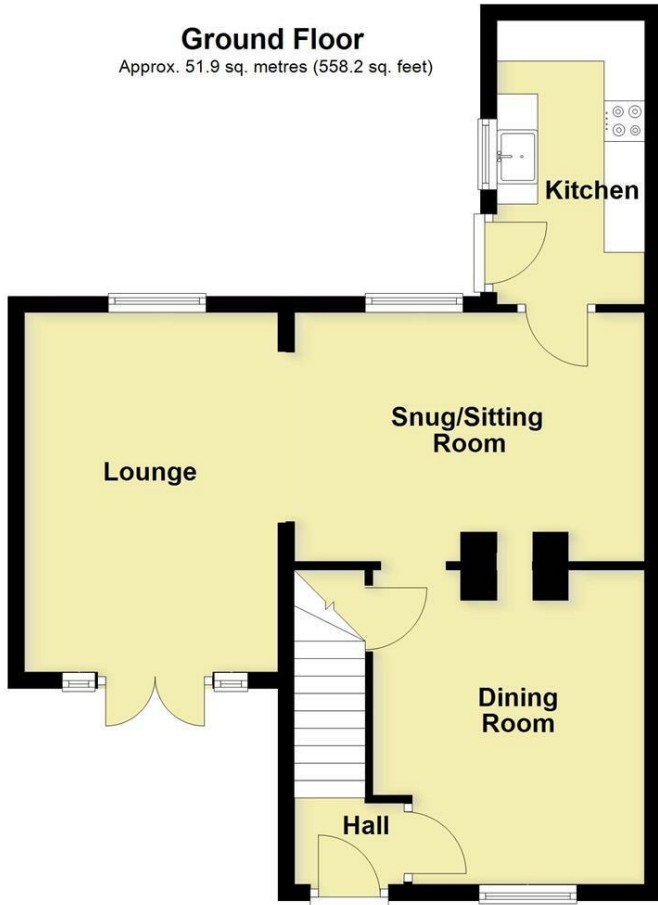


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Ground Floor

Approx. 51.9 sq. metres (558.2 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



Total area: approx. 92.2 sq. metres (992.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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