





This recently extended four-bedroom detached family home is situated in a mature plot position within this favoured part of Hatton Park. The accommodation briefly comprises a Reception hall, cloakroom, spacious open-plan living/dining/breakfast kitchen with two sets of bi-fold doors, utility room, media/reception room, study, master bedroom with an en-suite shower, guest bedroom, main bathroom, replacement double glazing, double-width driveway, garage and a good-sized, established rear garden. Energy rating C.

Location

Hatton Park is a desirable residential development located 3 miles from Warwick, offering a rural lifestyle while being close to Leamington Spa, Stratford-upon-Avon, and Solihull. It is perfect for commuting, with easy access to the A46 and the motorway network, and just 2 miles from Warwick Parkway. Local amenities include a shop, village hall, and recreational facilities.

Approach

Through a double-glazed entrance door into:



Entrance Hall

Radiator, wall-mounted thermostat control panel, staircase rising to First Floor Landing, under-stairs Storage Cupboard. Doors to:

Cloakroom

Low flush WC, pedestal wash hand basin with tiled splashbacks, extractor fan and radiator.

Open-Plan Living/Breakfast/Dining Kitchen

23'1" x 22'2" max (7.04m x 6.77m max)





Living Area

The focal point fireplace featuring an inset gas fire, coving to the ceiling, wood-effect floor, two radiators, and double-glazed bi-fold doors provides views and access to the rear garden.

Kitchen Area

Attractive range of forest green base and eye-level units with quartz worktops and upstands and an inset stainless steel sink unit with mixer tap and rinse bowl. Five-ring gas hob with a concealed extractor unit over, integrated Bosch dishwasher, pull-out bin.

Space for a wine cooler and a Bosch electric oven with a matching combination/microwave oven above. Housing for an American-style fridge/freezer with tall storage cupboards to either side and a cupboard over. The breakfast island features a matching worktop and additional pan drawers below. There is a part angled ceiling incorporating a large double-glazed skylight and a double-glazed window to the rear aspect, and a further set of double-glazed bi-fold doors providing access to the rear garden. Door to the Utility Room



Utility Room

9'5" x 6'4" (2.88m x 1.95m)

Quartz worktops and upstands with a stainless steel sink unit with mixer tap and a double base unit beneath. Adjacent tall storage unit, space and plumbing for washing machine, wall-mounted mixer tap and shower attachment, wall-mounted Ideal gas-fired boiler, tiled floor, radiator and a double-glazed casement door to the side aspect.

Study

13'3" x 7'8" (4.04m x 2.34m)

A radiator and a double-glazed window to the front aspect. Service door to Garage.



Media/Reception Room

11'1" x 9'9" (3.38m x 2.98m)

Radiator, two ceiling speakers and double-glazed windows to the front and side aspects.

First Floor Landing

Double-glazed window to the side aspect, access to the roof space. Doors to:

Bedroom One

12'5" x 10'1" (3.80m x 3.09m)

Built-in full height, sliding door wardrobes, radiator and a double-glazed window to the front aspect.

Door to:

En-Suite Shower

WC, pedestal wash hand basin, tiled shower enclosure with Mira shower system, radiator, shaver point and a double-glazed window to the side aspect.

Bedroom Two

11'6" x 9'11" (3.53m x 3.04m)

Built-in full height sliding door wardrobes, a radiator and a double-glazed window to the rear aspect.

Bedroom Three

9'8" x 8'10" (2.95m x 2.70m)

A radiator and a double-glazed window to the front aspect.

Bedroom Four

12'0" x 6'7" (3.67m x 2.03m)

A radiator and a double-glazed window to the rear aspect.

Main Bathroom

White suite comprising bath with mixer tap, telephone-style shower attachment, and a glass shower screen. WC, pedestal wash hand basin, radiator, wood effect floor, extractor fan and a double-glazed window to the side aspect.



Outside

There is a well-tended front garden which is laid to lawn, with stocked borders. A double-width driveway provides good off-road parking and access to the garage. There is also an EV charger fitted.

Garage

Having an up and over door, power and light and a casement door to the rear aspect.

Mature Rear Garden

This is a generous size and a particular feature of

the property. Enjoying a paved patio area, lawned gardens with mature, stocked borders and specimen shrubs and trees. The gardens are enclosed on all sides.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected.

NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

The property is in Council Tax Band "F"- Warwick District Council

Postcode

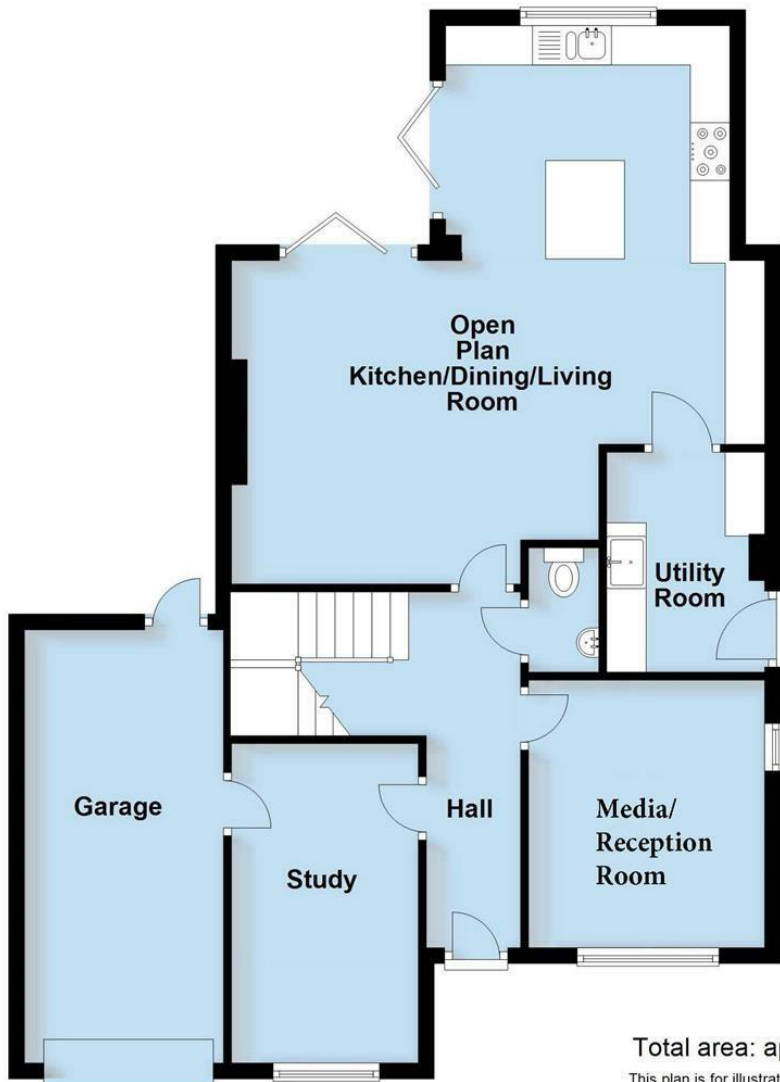
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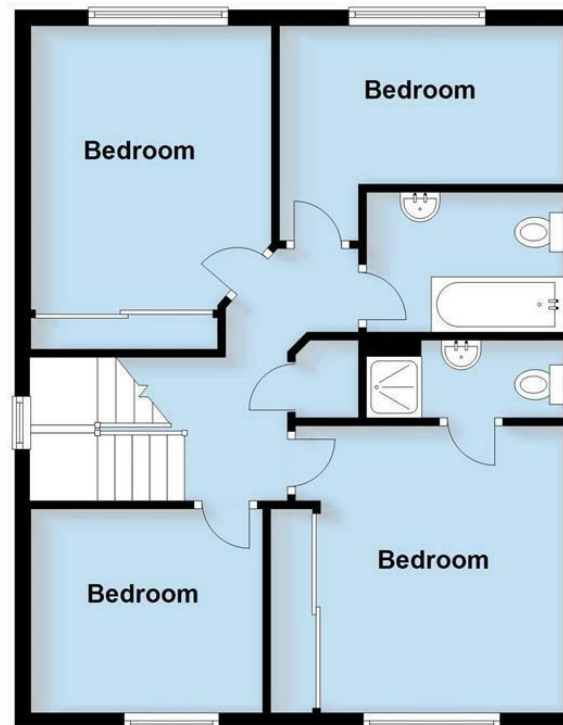
Ground Floor

Approx. 86.3 sq. metres (929.1 sq. feet)



First Floor

Approx. 58.8 sq. metres (632.5 sq. feet)



Total area: approx. 145.1 sq. metres (1561.6 sq. feet)

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

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CV34 4EL

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	74
EU Directive 2002/91/EC		

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

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