



**Connells**

The Spinney  
Hampton Lucy Warwick

# The Spinney Hampton Lucy Warwick CV35 8DJ

for sale offers in excess of  
**£280,000**



## Property Description

A wonderful opportunity to acquire this beautifully presented TWO bedroom home, situated in the highly sought-after village of Hampton Lucy.

The ground floor offers an entrance hall, cloakroom, spacious lounge, and a modern kitchen/diner.

Upstairs, there are two well-proportioned bedrooms and a contemporary bathroom.

Outside, the property boasts a private enclosed rear garden with a timber-built office benefiting from power and lighting, along with allocated parking to the front of the property.

Contact us now to arrange your appointment to view!!

## Introduction

Hampton Lucy is a charming village in Warwickshire, nestled amidst peaceful countryside yet conveniently close to the excellent amenities found in nearby Wellesbourne. It enjoys an enviable location near Stratford-upon-Avon, Warwick, and Royal Leamington Spa—each offering a wide range of facilities and attractions. Within the village itself, residents benefit from a local school, a historic church, and a welcoming public house, making it a warm and inviting community.

## Entrance Hall

Having door from front elevation into entrance

hall which features luxury vinyl flooring that seamlessly extends throughout the ground floor and doors to lounge and:

## Cloakroom

Featuring a white suite comprising WC, wash hand basin with tiled splashback, and radiator:

## Lounge

11' 9" x 13' 1" ( 3.58m x 3.99m )

Having double-glazed window to the front elevation, an under-stairs storage cupboard for added practicality, a radiator for comfort, and an open plan flow leading seamlessly through to:

## Kitchen/Diner

14' 9" x 7' 10" ( 4.50m x 2.39m )

This modern, fully fitted kitchen boasts a stylish range of wall and base units paired with complementary work surfaces. It features a sleek stainless steel one-and-a-half bowl sink with drainer, an integrated electric oven, and a gas hob topped by a stainless steel cooker hood. There's convenient space and plumbing for a washing machine and dishwasher, as well as room for a freestanding fridge freezer. The dining area easily accommodates a table and chairs and stairs rising to the first floor. Natural light floods in through the rear double-glazed window, while French doors open directly onto the garden.

## First Floor

## Landing

Having stairs rising from the ground floor, loft hatch and doors off to all rooms.

## Bedroom One

9' 6" x 14' 9" ( 2.90m x 4.50m )

A generously proportioned double bedroom featuring a double glazed window overlooking the rear elevation, allowing for plenty of natural light. Includes a central heating radiator and a practical overstairs storage cupboard.

## Bedroom Two

11' 5" x 7' 2" ( 3.48m x 2.18m )

A bright and welcoming bedroom featuring a double glazed window to the front elevation, allowing for ample natural light. Finished with stylish laminate flooring and a central heating radiator, offering both comfort and practicality.

## Bathroom

A partly tiled bathroom fitted with a contemporary suite, including a bath with overhead shower, wash hand basin, and WC. Additional features include a radiator, ceiling-mounted downlighters, extractor fan, and an obscure double glazed window to the front elevation, providing natural light while maintaining privacy.

## Outside

## Front

A welcoming approach with a pathway leading to the front entrance, with lawned shallow foregarden. The property benefits

from side access into the rear garden and includes allocated parking directly to the front, offering convenience for residents and visitors alike.

## Parking

## Rear Garden

A generously sized rear garden, predominantly laid to lawn, complemented by a patio area ideal for outdoor entertaining. Enclosed by timber fencing for privacy, the garden features raised flower beds, a timber bin store, and a practical timber shed. Stepping stones lead to a timber-built office, equipped with power and lighting—perfect for remote working or creative pursuits. A side gate provides convenient access to the front of the property.

## Agents Note

Please note: A monthly service charge is payable to the Management Company. Further details are available upon request.

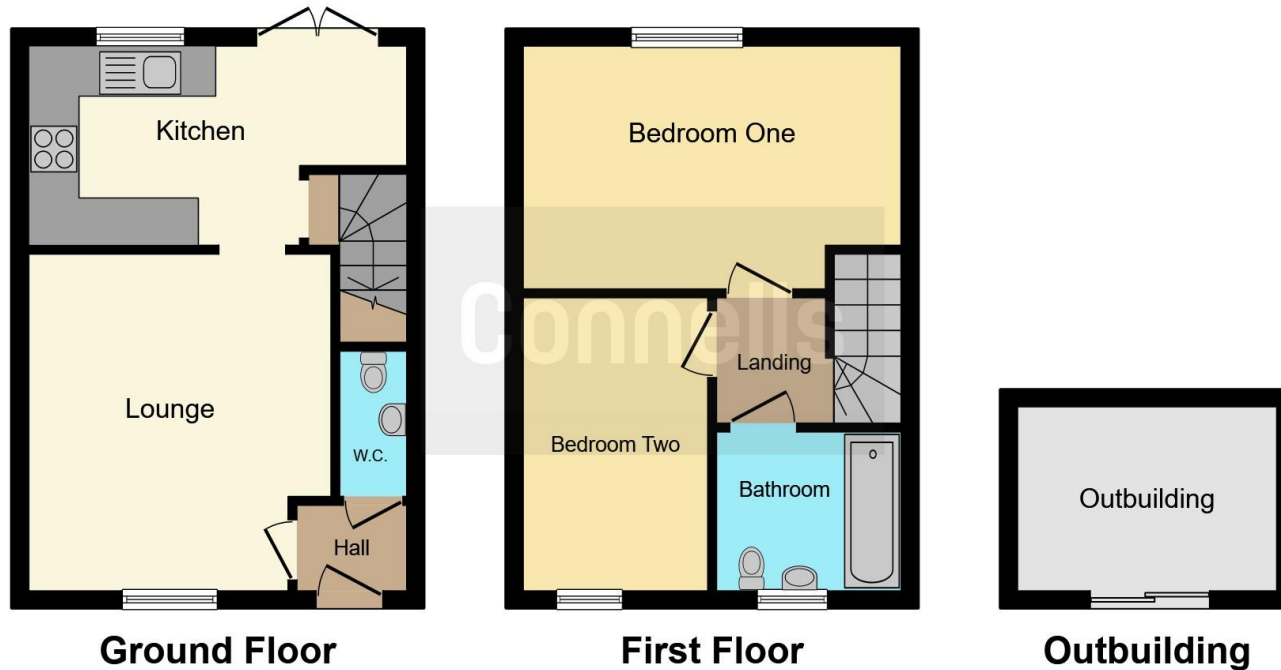
## Council Tax

## Viewings









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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Bridge Street  
 WELLESBOURNE CV35 9QP

EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBE103924](http://connells.co.uk/Property/WBE103924)**



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