



Sykes Road, Hampton Magna, Warwick
CV35 8UN

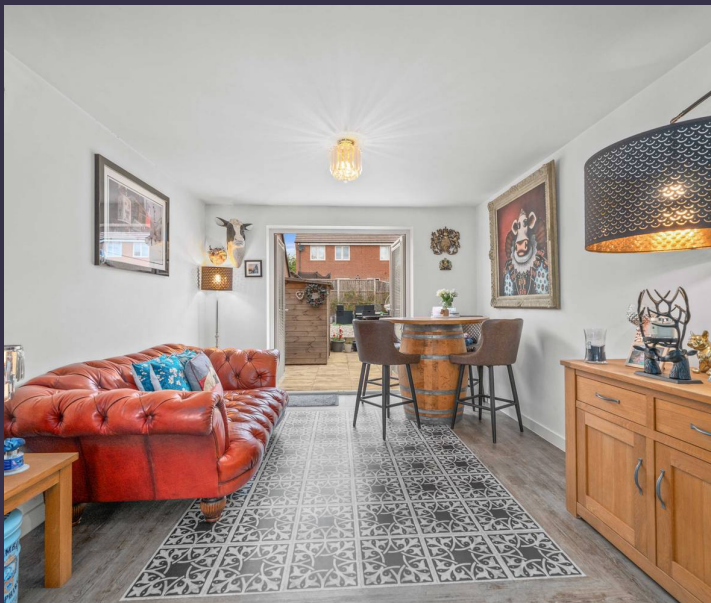
In Excess of **£475,000**



A beautifully presented, deceptively spacious, three-bedroom detached family home enjoying open field views to the front, one of the largest gardens on the development and a superb, detached garage, office or gym, all within walking distance of Warwick Parkway Train Station and excellent village amenities. Occupying an enviable position overlooking open green space, this immaculately presented three-bedroom detached home offers far more than first meets the eye. Having been thoughtfully enhanced by the current owners, the property combines stylish contemporary living with exceptional versatility, making it equally suited to families, professionals working from home and commuters alike.

The welcoming reception hall immediately creates a wonderful first impression, with plenty of space to wheel in a pram, put down the shopping and kick off your shoes after a long day. A generous cloaks and storage cupboard help keep everything neatly tucked away.

Straight ahead is the spacious living room, positioned to the rear of the property where French doors open directly onto the landscaped garden, creating a seamless connection between inside and out while allowing natural light to flood the room.



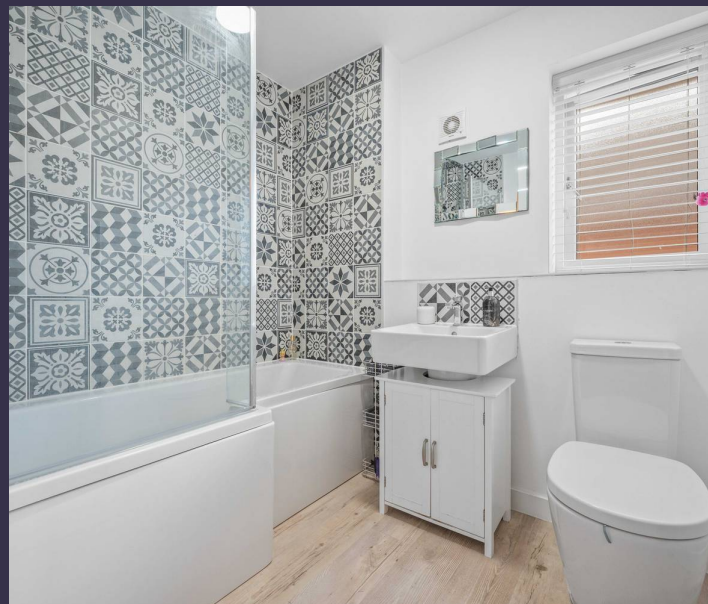
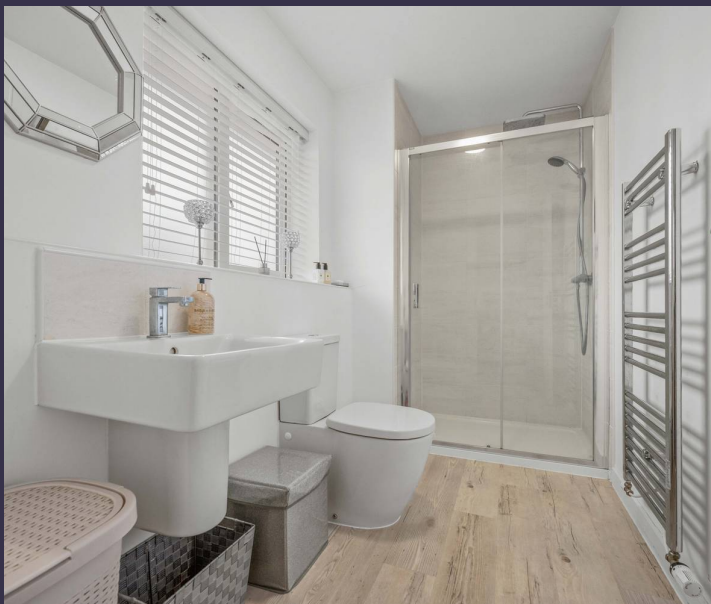


The heart of the home is undoubtedly the impressive open-plan kitchen, dining and family room, stretching from the front to the rear of the property. Finished with a range of contemporary units, integrated appliances and generous worktop space, it provides the perfect setting for busy family life and entertaining alike. There is ample room for a dining table alongside a comfortable seating area, creating a sociable space that naturally becomes the hub of the home. French doors open onto the rear garden, inviting al fresco dining throughout the warmer months. From the front of the room, attractive views across the open green space further enhance the feeling of space and light. A downstairs cloakroom completes the ground floor accommodation.

Upstairs, the generous principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while two further well-proportioned bedrooms are served by a stylish family bathroom. The front-facing bedrooms also enjoy pleasant views across the open fields opposite, giving the home a far more open aspect than many modern developments.

One of the property's standout features is the detached garage, which has been cleverly adapted to create a superb home office and gym. With French doors opening onto the garden, it provides an excellent space to work from home, exercise or simply enjoy hobbies. Importantly, the original electric roller shutter door remains in place, allowing it to continue functioning as a garage should a purchaser prefer.

Outside, the rear garden is considerably larger than many found on the development and, although north facing, its generous size and the positioning of the neighbouring properties allow it to enjoy sunshine throughout much of the day. The current owners have beautifully landscaped the garden for low-maintenance enjoyment, creating several areas to relax and entertain.





A substantial patio provides the perfect space for outdoor dining before leading onto decorative stone gardens with an artificial lawn seating area. There are external power points, a timber shed with power and lighting, together with an impressive summer house complete with internet connection, making it ideal as a further home office, hobby room or peaceful retreat.

To the front, uninterrupted field views create a wonderful sense of openness, while the driveway provides off-road parking leading to the detached garage.

Hampton Magna remains one of Warwick's most desirable villages, offering an excellent range of everyday amenities including a convenience store, primary school, doctor's surgery, pharmacy, village hall, public house, children's play areas, sports facilities and beautiful countryside walks. Warwick Parkway Train Station is within walking distance, providing direct services to Birmingham, London and beyond, whilst Warwick town centre, the A46 and M40 are all within easy reach, making this an exceptional location for commuters.

Beautifully presented throughout and occupying one of the best plots within the development, this is a home that offers far more than a typical modern detached property. Combining flexible living spaces, exceptional outdoor entertaining, open countryside views and outstanding commuter links, it is perfectly suited to modern family life.





Council Tax band: D

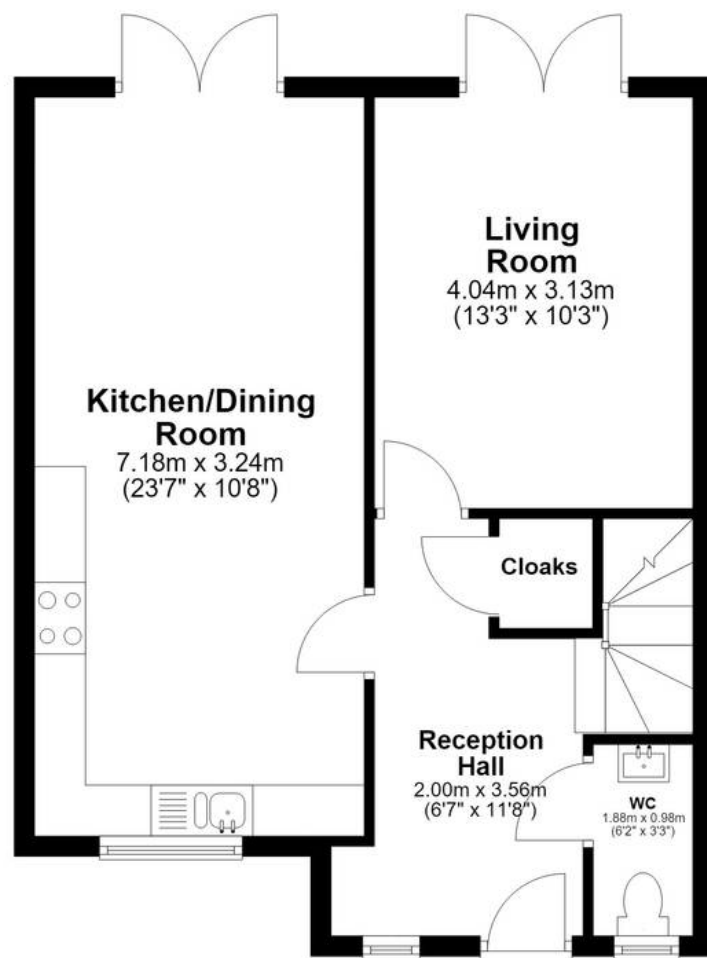
Tenure: Freehold

EPC Energy Rating: B

- Detached Three-Bedroom Home
- Open Field Views to the Front
- One of the Largest Plots
- Stunning Kitchen Dining Family Room
- Principal Bedroom with En-Suite
- Landscaped Low Maintenance Garden with Outside Power Sockets
- Detached Garage / Office / Gym
- Summer House with Internet Shed with Power
- Village with Primary School, Doctors Surgery, Local Shop & Cafe
- Walking Distance to Warwick Parkway Train Station & Easy Access to A46

Ground Floor

Approx. 67.6 sq. metres (728.0 sq. feet)

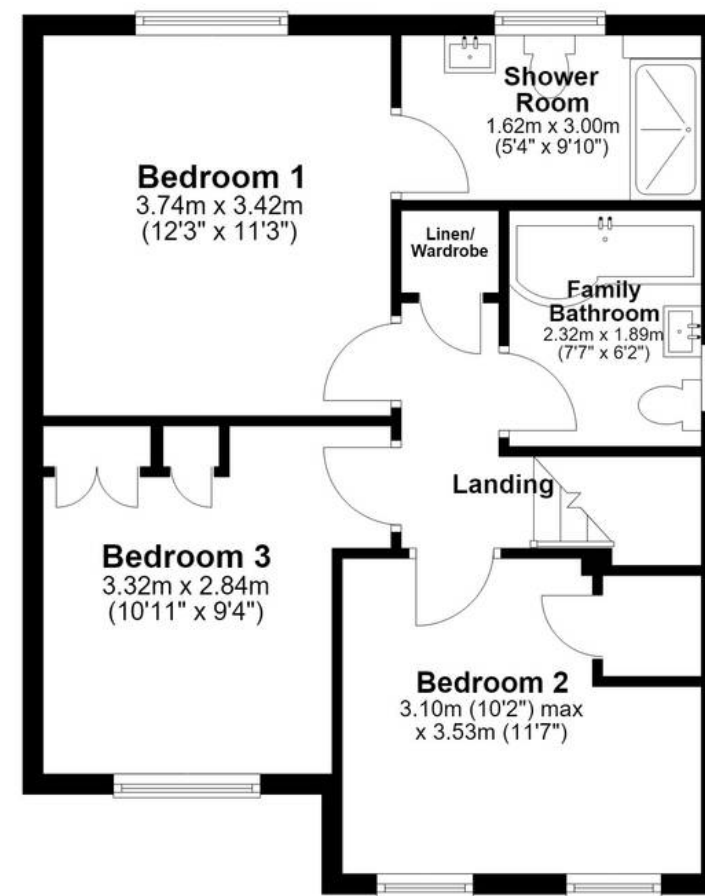


Garage/ Games Room

5.87m x 2.97m
(19'3" x 9'9")

First Floor

Approx. 50.6 sq. metres (544.5 sq. feet)



Total area: approx. 118.2 sq. metres (1272.5 sq. feet)





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