



Connells

Hicks Drive
Hampton Magna Warwick

Hicks Drive Hampton Magna Warwick CV35 8NP

for sale offers over
£600,000



Property Description

A beautifully presented four bedroom family home with a garage, driveway for 3-4 vehicles, a thoughtfully landscaped rear garden and over 7 years NHBC warranty. This charming property is located within the sought after village of Hampton Magna, Warwick and is ideally positioned opposite the peaceful protected meadow. This superb property is situated at the end of a quiet road with no through traffic, offering plenty of privacy.

The welcoming entrance hall offers a built in storage cupboard, accessing into the garage and leads you into either the lounge or the kitchen diner. The lounge is located to the front of the home, inviting a wealth of natural light in and views of the protected meadows. The spacious kitchen diner is to the rear, offering plenty of space to host family meals and entertain. The kitchen is well equipped with a range of built in appliances and has French doors leading into the rear garden. To complete every family home, is the guest cloakroom and utility room with additional storage.

On the first floor there are four light and airy double bedrooms and a modern family bathroom. The primary bedroom and bedroom two comes with their own en-suite and looks out onto gorgeous field views. Bedrooms three and four overlook the rear garden with bedroom four benefiting from fitted storage.

The Location

Hampton Magna is lovely family village situated on the outskirts of the historic Warwick Town. Within walking distance of the property there are playgrounds, cafe's, Budbrooke Medical Centre and other local amenities. The property is also within walking distance to Budbrooke Primary School and is just a short drive to Aylesford High School, both Ofsted rated good.

For the regular commuter the nearby A46 links directly to the M40 motorway at Warwick, as well as linking to the A45 and Eastern Coventry bypass for the M69 and M6. Warwick parkway is also a short 15 minute walk away.

Hicks Drive is a less than 10 minute drive or a less than 25 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

Entrance Hall

Antico flooring and understairs storage.

Lounge

14' 3" x 11' 4" (4.34m x 3.45m)

Window to front and carpeted flooring.

Kitchen Diner

28' 7" x 10' 8" (8.71m x 3.25m)

Fitted with a range of wall and base units with work surface over, built in microwave, oven, gas hob, extractor fan, dishwasher and fridge freezer. Spotlights, French doors to rear, Amtico flooring and two windows to the rear.

Utility Room

6' 9" x 6' 2" (2.06m x 1.88m)

Door to side, Amtico flooring and built in washer and dryer.

Cloakroom

Wash hand basin, WC, tiled to splashback and Amtico flooring.

Landing

Loft hatch and carpeted flooring.

Bedroom One

17' 10" x 11' 6" (5.44m x 3.51m)

Window to front with lovely views, space for built in wardrobes and carpeted flooring.

Ensuite

Window to front, Amtico flooring, shower, wash hand basin, WC, tiled to splashback and chrome towel rail.

Bedroom Two

15' 1" x 10' 2" (4.60m x 3.10m)

Window to front and carpeted flooring.

Ensuite

Wash hand basin, WC and shower.

Bedroom Three

13' 1" x 10' 9" (3.99m x 3.28m)

Window to rear and carpeted flooring.

Bedroom Four

11' 2" x 10' 3" (3.40m x 3.12m)

Window to rear and carpeted flooring.

Bathroom

Window to rear, spotlights, tiled flooring and splashback, shower over bath, WC, wash hand basin and chrome towel rail.

Front Graden

Mainly laid to lawn with mature shrubs and plants.

Rear Garden

An enclosed walled rear garden which has been carefully designed for entertaining and relaxing. This garden has been landscaped with a stunning seating area, offering plenty of space to enjoy barbeques or unwind in the warmer months!

The garden comes with mature trees, plants and bench planters - plenty of vibrant greenery for a picturesque setting.

Parking

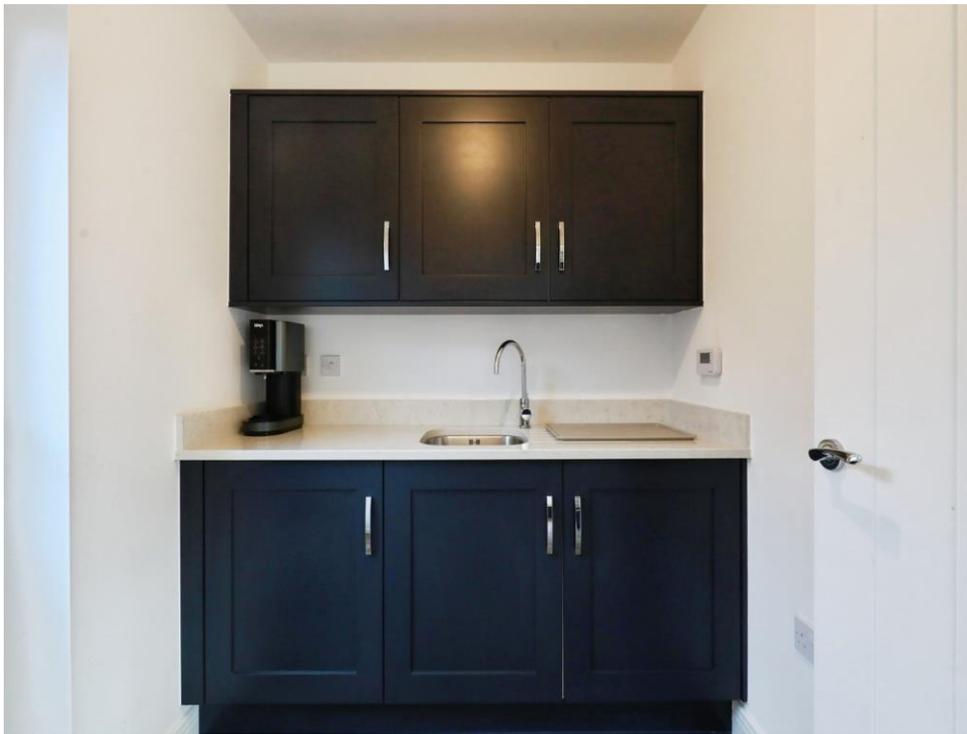
Drive for multiple vehicles, garage and electrical charging.

Garage

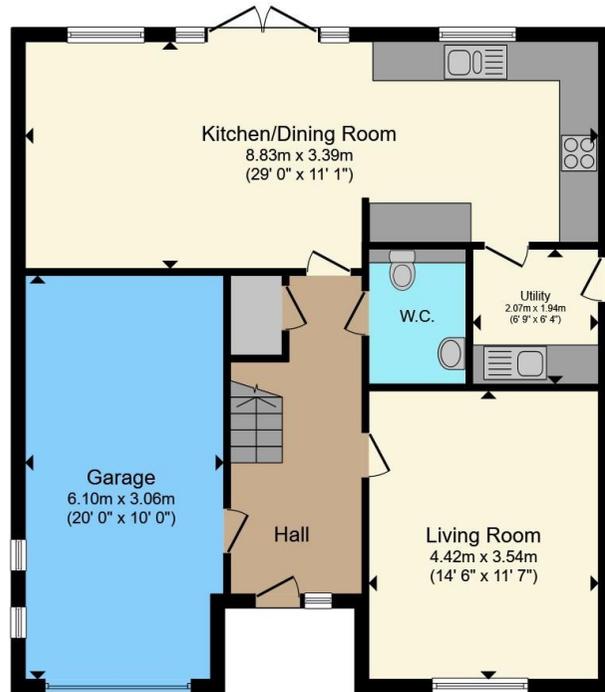
20' x 10' (6.10m x 3.05m)

Power, light, integral access and up and over door.

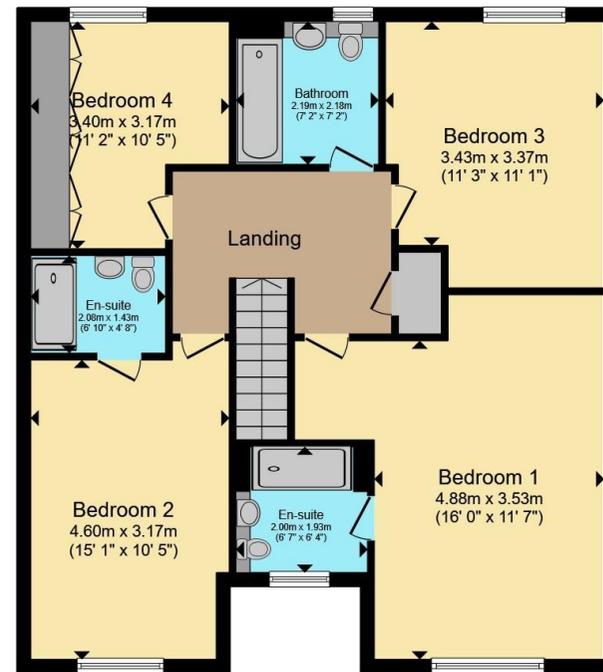








Ground Floor



First Floor

Total floor area 166.1 m² (1,788 sq.ft.) approx

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.propertybox.io



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14 High Street
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EPC Rating: B Council Tax
Band: E

Tenure: Freehold

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