



Woodbridge Park House, 1a Woodbridge Park, Hurley, Warwickshire, CV9 2GB

HOWKINS &
HARRISON

Woodbridge Park House,
1a Woodbridge Park Hurley,
Warwickshire, CV9 2GB

Guide Price: £750,000

An exceptionally spacious and versatile detached family home extending to 4105 sq ft of accommodation, situated within a desirable residential setting and enjoying a pleasant outlook to the rear.

The property offers well-balanced and flexible living space arranged over three floors, including a generous kitchen/dining room, multiple reception rooms comprising a living room and separate sitting room, as well as a useful utility and cloakroom. To the first floor are four well-proportioned bedrooms, two benefitting from en-suite facilities, alongside a family bathroom, whilst the second floor provides a substantial loft room/bedroom five with additional storage.

Externally, the property benefits from a double garage and ample off-road parking to the front, together with a private rear garden backing onto open countryside.



Location

Woodbridge Park House is situated within the sought-after village of Hurley, a desirable rural setting known for its strong community feel and attractive surrounding countryside. The village offers a peaceful lifestyle while remaining well connected, with nearby towns providing a wider range of amenities, independent shops, cafés and public houses. Excellent schooling options are available in the surrounding area, including both primary and secondary schools, with further choices in Atherstone, Tamworth and Ashby-de-la-Zouch. The location is particularly well suited to commuters, benefiting from convenient access to key road networks linking the Midlands and beyond.

Travel distances

Atherstone – approx. 4 miles

Tamworth – approx. 6 miles

Ashby-de-la-Zouch – approx 18 miles

Birmingham – approx. 20 miles by road (30 minutes)

Birmingham New Street by train, (13 minutes)

Birmingham Airport/NEC - approx 11 mles

Colehill Parkway Train Station - approx 7mles (15 minutes)

East Midlands Airport – approx. 22 miles



Accommodation Details - Ground Floor

The property is entered via a central front door into a spacious reception hall, finished with tiled flooring and providing access to the principal ground floor accommodation. Stairs rise to the first floor, with a useful cloakroom/WC positioned off the hallway. To the rear of the property, a particular feature is the substantial open-plan kitchen/dining room, fitted with a comprehensive range of units incorporating a central island. The room benefits from a large rear-facing window and French doors opening onto the garden, allowing for excellent natural light. A separate utility room is accessed from the kitchen. There are two further reception rooms, comprising a 31ft living room and a separate sitting room. The living room is a particularly generous space, featuring a walk-in bay window to the front elevation and French doors to the rear.

First Floor

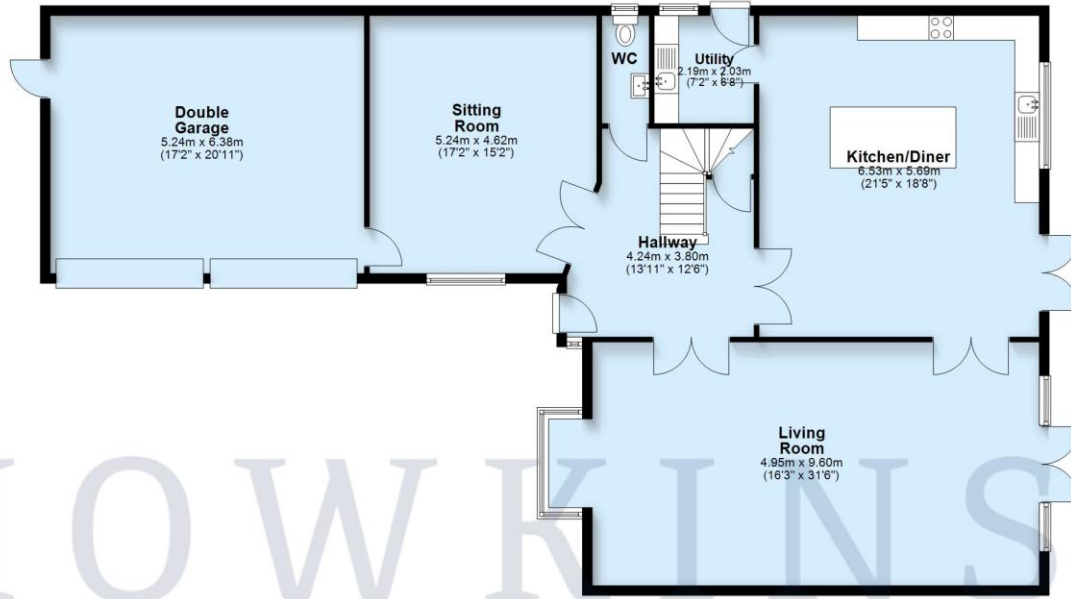
To the first floor, the large landing provides access to four bedrooms. The principal bedroom benefits from a walk-in wardrobe and en-suite shower room, Bedroom two also benefits from an en-suite shower room, whilst bedrooms three and four are served by a family bathroom. Stairs continue to the second floor, where there is a large loft room/bedroom five, offering a versatile space with additional eaves storage.

Outside

Externally, to the front of the property there is a driveway providing off-road parking leading to a double garage. To the rear is an enclosed garden, mainly laid to lawn with a paved seating area, enjoying a private aspect backing onto open countryside.

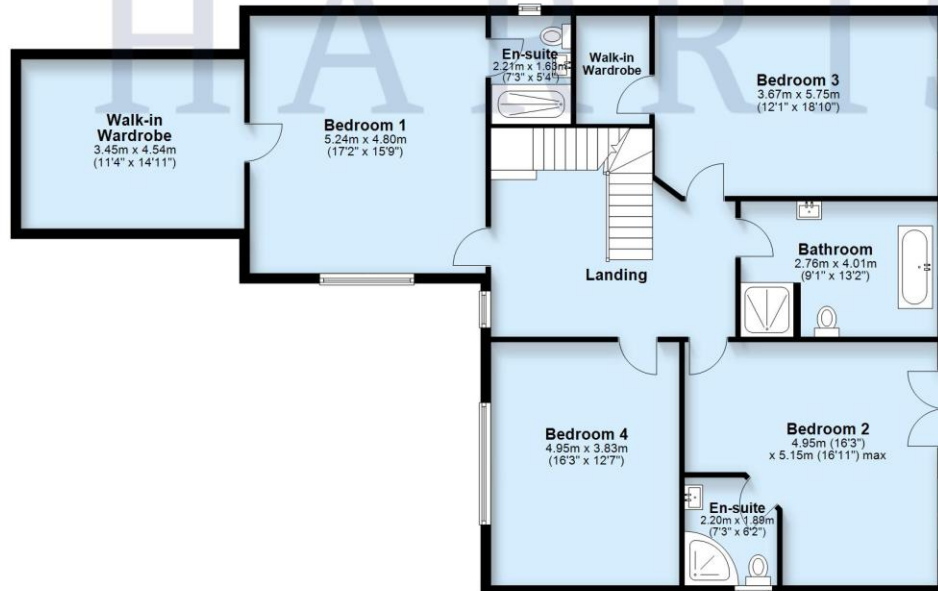
Ground Floor

Approx. 166.8 sq. metres (1795.5 sq. feet)



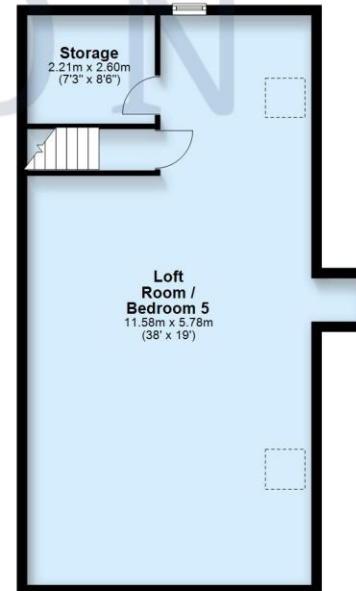
First Floor

Approx. 146.8 sq. metres (1580.0 sq. feet)



Second Floor

Approx. 67.8 sq. metres (730.1 sq. feet)



Total area: approx. 381.4 sq. metres (4105.6 sq. feet)



Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Features

- Spacious detached family home
- Versatile accommodation arranged over three floors
- Kitchen/diner with separate utility room
- Two reception rooms comprising living room and sitting room
- Five bedrooms, including a large second floor loft room
- Two en-suite shower rooms plus a family bathroom
- Double garage with driveway providing off-road parking
- Enclosed rear garden with a high degree of privacy
- Excellent transport links to major road networks





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

Band - E

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AWAITING EPC



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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