



# Sykes Road

HAMPTON MAGNA, WARWICK, CV35 8UN

## Keri Robinson

The **Leamington & Warwick** Property Expert





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**The well presented property benefits from a private rear garden, well-suited for outdoor seating and entertaining, along with useful storage options and off-road parking.**

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**Property at a glance**

Beautifully Presented Semi Detached Home

Sought After Location

Entrance Hall, Cloakroom/WC, Kitchen

Good Sized Sitting Room With Dining Area

Two Double Bedrooms, Family Bathroom

Off-Road Parking For Two cars, Lovely Rear Garden

Must Be Seen

EPC Rating - B





Situated within a well-established residential area on the outskirts of Warwick, Sykes Road is ideally positioned for convenient access to the town centre, local schools, everyday amenities and excellent transport connections.

The area is popular with both families and commuters thanks to its close proximity to the A46, the M40 motorway network and Warwick Parkway railway station, providing straightforward links to Birmingham, London and surrounding Warwickshire towns. Residents also benefit from nearby green spaces, shopping facilities and the historic attractions of Warwick.



“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”

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## The Seller's View

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“I returned home to Hampton magna where I grew up after being away from the village for 25 years. I had no hesitation returning to this lovely village to be back close to family where I grew up, not much has changed over the years, it still has that lovely family village feeling, and with the train station just a 10-minute walk this was a new bonus.

What I like about the house is it is set back from the road; it is very peaceful and handy for the fields for walking the dog. The house itself has 2 great size bedrooms and a great garden for entertaining.”



## Directions

Sykes Road is conveniently located just a short drive from the M40 motorway, with the nearest access via Junction 15 (Warwick / Longbridge Island). From the junction, follow the A46 towards Coventry and Warwick before taking the A429 exit towards Warwick Town Centre. Continue along Birmingham Road and then turn into Sykes Road. The property can typically be reached within approximately 5-7 minutes from the motorway, making it well positioned for commuters travelling to Birmingham, London and the wider Midlands motorway network.

## Services

Main water, gas and electric

## Tenure

Freehold

## Local Authority & Tax Band

Warwick District Council  
Royal Pump Rooms, The Parade,  
Royal Leamington Spa, CV32 4AA  
[www.warwickdc.gov.uk](http://www.warwickdc.gov.uk)  
Tel 01926 4500000  
Tax band - C

## Viewing Arrangements

Viewing strictly by appointment with sole agent  
Keri Robinson  
[keri.robinson@thepropertyexperts.co.uk](mailto:keri.robinson@thepropertyexperts.co.uk)

## Amenities/Distances

Town Centre - Warwick - approx. 1.2 miles

Primary Schools - approx. 0.1 miles

Train Station - approx. 0.5 miles

Motorway Links - approx. 3 miles

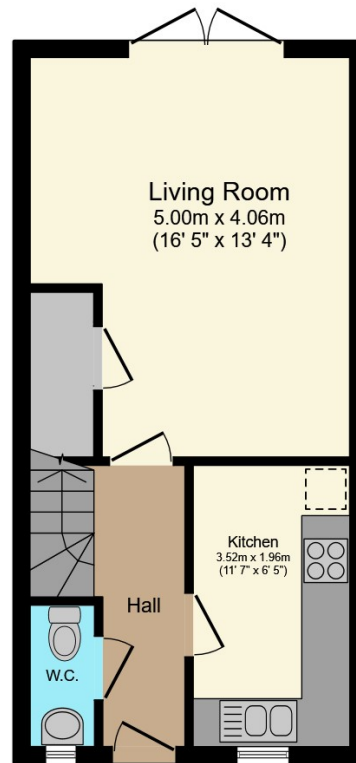
Birmingham Airport- approx. 17 miles

Warwick / Leamington Spa - approx. 1 / 4 miles

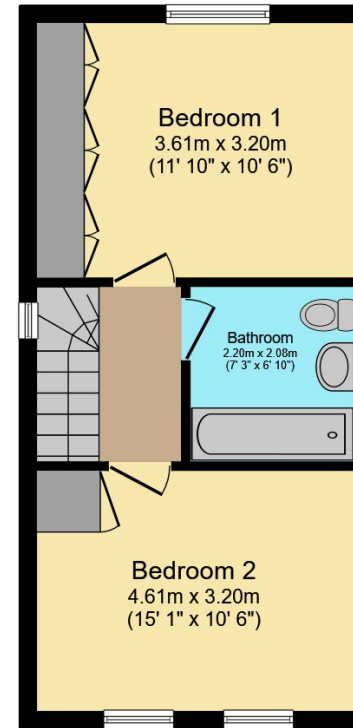
Bus Links - approx. 0.1 miles

University of Warwick - approx. 7 miles

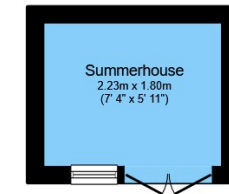
Warwick Hospital - approx. 1.6 miles



### Ground Floor



### First Floor



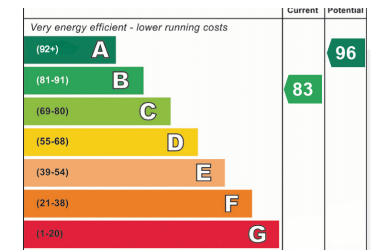
### Outbuilding

Total floor area 73.0 m<sup>2</sup> (785 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.focalagent.com](http://www.focalagent.com)

#### AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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# About the Area

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## Warwick

Warwick is a historic market town in the heart of Warwickshire, best known for its rich heritage, medieval architecture and attractive riverside setting.

The town offers a wide range of amenities, well-regarded schooling and excellent transport links, including access to the A46, M40 and nearby rail services. Warwick also benefits from a vibrant town centre, a selection of independent shops and restaurants, and close proximity to surrounding countryside and neighbouring towns such as Leamington Spa.



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## Warwickshire

Warwickshire is a historic county in the heart of England, known for its attractive countryside, charming market towns and rich heritage. It offers a good balance of rural living with modern convenience, alongside excellent transport links to Birmingham and the wider Midlands motorway network. The county also benefits from a range of well-regarded schools, shopping facilities and leisure amenities.



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# Keri Robinson

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✉ [Keri.Robinson@thepropertyexperts.co.uk](mailto:Keri.Robinson@thepropertyexperts.co.uk)

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## Why choose The Property Experts to sell your property

- Dedicated personal agent, so you have one point of contact from start to finish
  - Available 7 days a week, evenings and weekends for your convenience
  - Dealing with a limited number of clients to give you a more personal service
  - An expert in marketing to provide the widest exposure to potential buyers
  - Trained in negotiation to extract the highest offer from buyers
  - Resulting in the maximum price for the seller and a smooth transaction
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*“Having dealt with Keri at The Property Experts recently, I can only describe her as a breath of fresh air!*

*Her local knowledge is excellent and she clearly cares about, and understands the house selling process fully.*

*Thank you so much for all of your help and I would have no hesitation in recommending you to friends and family!”*

*Michael*



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