



Old Budbrooke Road

HAMPTON MAGNA, WARWICK, CV35 8RS

Nathaniel Cleaver

The **Leamington Spa** Property Expert





This family residence is very unique and offers very flexible and versatile living space and is being offered for sale with no onward chain.

Property at a glance

Unique detached family residence
Three double bedrooms
Family bathroom, shower room & downstairs WC
Living room, dining room & study
Kitchen & separate utility room
Enclosed low maintenance south facing rear garden
Driveway parking
Brand new gas central heating system installed
Close to all local amenities, parks, schools, shops etc.
EPC Rating – TBC





Situated in the beautiful and very desirable village of Hampton Magna, the property benefits from being just half a mile away from Warwick Parkway train station and A46 and M40 Motorway transport links. It is also surrounded by local amenities within easy walking distance, there is a convenience store, post office, Doctors surgery, coffee shop and pub / restaurant. The property is also located in the Budbrooke Primary School catchment area.

In brief on the ground floor the property occupies a large lawned front garden, entrance hallway, large living room with feature fire place and log burner, the property is extended to the rear and has a study / snug area there, you have a dining room, kitchen, utility room and downstairs WC.

Upstairs you have three double bedrooms, two of the bedrooms have vaulted ceilings and the third has been extended by way of a dormer and is the full width of the property, you also have a family bathroom and separate shower room.

Further benefits to this property are the fact it has just had a brand new gas central heating system installed, its double glazed throughout, has driveway parking for one car and communal parking to the rear, has a low maintenance South facing rear garden that is enclosed and it is being offered for sale with NO ONWARD CHAIN.

This property is well presented throughout and an early viewing is recommended.

"For me this property is ideal for families due to the amount of space it offers throughout. It is naturally light and airy too."



The Seller's View

"I bought the house after renting for several years. From the moment I walked in, I could see its potential as a wonderful family home and that is exactly what it became. Now that my family has grown up and moved on, I have modernised the house while leaving plenty of scope for new owners to make it their own. It has high ceilings and an abundance of natural light throughout.

I have loved the space the house offers, and the location has been a real advantage. The station is just a five-minute walk away, with easy rail links to Birmingham and London. There are also country walks nearby, while Warwick is around a 35-40-minute walk away. The local schools are excellent, and a highly regarded GP surgery is only 50 metres away. The village itself is quiet and peaceful."



"I love the large living room with log burner."

Services

Mains water, gas and electric

Tenure

Freehold

Property & Services information

Mobile Coverage: 4G coverage is available in the area - please check with your provider.

Broadband Availability: Broadband is available in the area via fibre optic 30MB average download speed via Openreach or EE.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Local Authority & Tax Band

Warwick District Council

Tax band - C

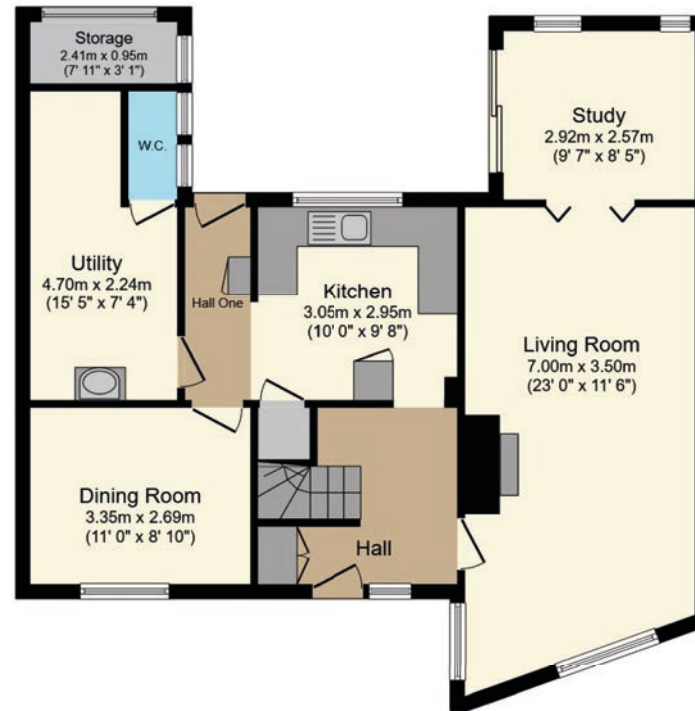
EPC Rating - TBC

Viewing Arrangements

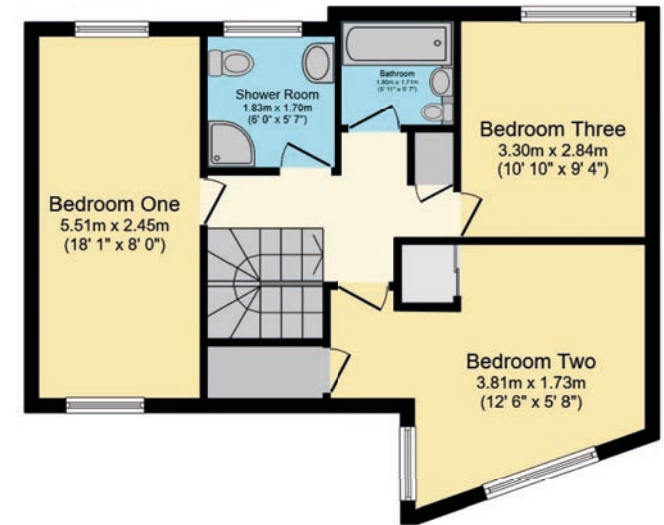
Viewing strictly by appointment with sole agent

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Ground Floor



First Floor

Total floor area: 131.4 sq.m. (1,414 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.PropertyHub.co.uk

Amenties/Distances

Close to all local amenities, schools, parks and transport links including the train station, A46 & M40.

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.

TBC

About the **Area**

Hampton Magna

Hampton Magna is a village and residential community located in the civil parish of Budbrooke within Warwick, Warwickshire, England



Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.



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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, evening and weekend 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

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



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