



Connells

Nunhold Cottage Pinley Road
Hatton Warwick

Nunhold Cottage Pinley Road Hatton Warwick CV35 8XF

for sale offers in the region of
£800,000



Property Description

A spacious three bedroom family home sat on an extensive sized plot - approx. 3.5 acres with a gated driveway for multiple vehicles. This home presents a fantastic opportunity to own a family home set within the countryside, which has been modernised throughout but boasts character features too.

The property in brief comprises an entrance hall, lounge area, ample sized kitchen diner, conservatory overlooking the garden and beyond and a practical utility room finishes the ground floor space. The first floor offers three good sized bedrooms with a family bathroom.

The property sits on an approximate 3.5 acre plot, with pasture land currently bringing in a rental income, however the direct garden to the property is a perfect space for tranquillity with an array of shrubs, bushes and trees - whilst a large lawned area for entertaining and playing!

The Location

Nunhold Cottage is located on the outskirts of the sought after village of Hatton, having convenient access to Warwick, Solihull and Henley-in-Arden. The property is ideally located, having an array of shops and pubs close by in Hatton or Shrewley. This stunning family home offers excellent primary and secondary schools nearby too.

For commuters, Warwick Parkway Train Station which offers direct links into London, can be found within a 10 minute drive away and the M40 is also a 10 minute drive away too.

The fantastic Ardencote Manor with Golf Course, Gym and Spa facilities is only an 8 minute drive away for those who love being active, or a pamper - with The Warwickshire Golf, Health, Hotel and Country Club in Leek Wootton also only an 11 minute drive away.

Approach

Impressive gated gravel driveway for multiple vehicles with a fenced boundary and a canopied porch leading to;

Entrance Porch

Window to front, wood style flooring,

Lounge

26' 9" x 10' 3" (8.15m x 3.12m)

Continuation of wood style flooring with a window to front and log burner. Open archway to extension of lounge space, perfect for a study or play area.

Kitchen / Dining

14' 9" x 23' 4" (4.50m x 7.11m)

A fantastic entertaining space with a central island. Fitted with a range of base and wall mounted units with complimentary work surface over, built in fridge freezer, two ovens and dishwasher, whilst the island showcases an electric hob. A sliding door hides a fabulous pantry cupboard with shelving and another door leads to the utility room. There are two skylights above and to the rear, whilst a further window to rear brings in light to the space.

Dining Room

Currently set up as a sitting area, this space can be redesigned as a dining space with French door to rear and continuation of wood style flooring.

Conservatory

25' 1" x 8' 10" (7.65m x 2.69m)

Boasting light and views from the gardens, with French doors outside and tiled flooring.

Utility Room

13' 1" x 4' 10" (3.99m x 1.47m)

Fitted with a range of wall and base units with work surface over, space for washer, dryer and fridge freezer. Spotlights and door to rear.

Landing

Carpeted flooring.

Bedroom One

13' 5" x 9' 2" (4.09m x 2.79m)

This double bedroom offers a dual aspect with a dressing area and feature floorboard flooring.

Bedroom Two

12' 11" x 7' 9" (3.94m x 2.36m)

Window to front, wardrobe and laminate flooring.

Bedroom Three

9' 7" x 9' 4" (2.92m x 2.84m)

Dual aspect windows with views to the front and side elevations and continuation of laminate flooring.

Bathroom

Fitted suite with a tiled shower cubicle, roll top bath, vanity wash hand basin with bowl sink, low level W/C, heated towel rail and a window to rear overlooking the rear garden.

Rear Garden

Approximately 0.5 acre garden with mature trees and plants. Summer house and seating area.

Vendors Notes

Approx. 3 acre plot adjacent to the property.

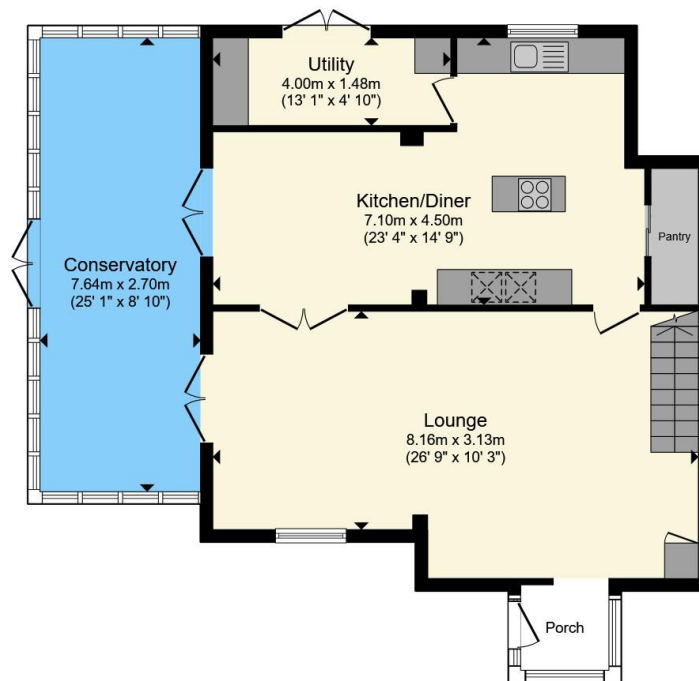
Brown belt area.

Bottled gas (approx. 1/2 bottle usage per month currently)

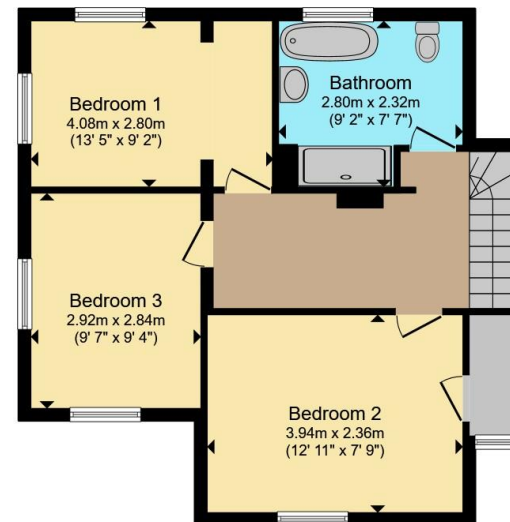








Ground Floor



First Floor

Total floor area 150.0 m² (1,614 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

Connells

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

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107654



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