



**Connells**

Barcheston Mews  
Hatton Park WARWICK



### Property Description

This lovely home is located in the desirable location of Hatton Park, Warwick. Barcheston Mews is within walking distance of plenty scenic walks and countryside. The charming home is situated on the top floor and benefits from a part boarded loft space, two private allocated parking spaces as well as having access to a communal outdoor seating area. There is also no-one living above or beneath the property - ideal for anyone seeking a quiet apartment.

There is spacious dual aspect lounge with tall windows, inviting a wealth of natural light and views of surrounding greenery. There is a separate kitchen with fully integrated appliances, ample storage and worktop space, ideal for food preparation. The light and airy bedrooms both come with built in wardrobes. Bedroom one boasts stunning field views whilst bedroom two benefits from a skylight. There is also a white suite bathroom with a shower over bath for added convenience. There is a communal courtyard garden looking out onto gorgeous fields.

### The Location

Hatton Park is well placed for access to local towns, centres and communication links, with regular commuter rail links available from nearby Warwick Parkway, together with Warwick itself and Leamington Spa. 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.

Facilities around Hatton include a popular 'al fresco' gastro pub; The Hatton Arms, there also being a local convenience store on Hatton Park. The canal is a short walk which leads to a popular local cafe. More comprehensive facilities in nearby Warwick are easily accessible and good local access available to Stratford upon Avon, Kenilworth, Solihull and Coventry.

### Entrance Porch

Store cupboard and carpeted flooring.

### Entrance Hall

Telecom, loft hatch and carpeted flooring.

### Lounge Diner

13' 7" x 7' 9" ( 4.14m x 2.36m )

Two windows to front with field views and carpeted flooring.

## Kitchen

8' 4" x 6' 7" ( 2.54m x 2.01m )

Fitted with a range of wall and base units with work surface over, built in oven, gas hob, extractor fan, fridge freezer and washer / dryer. Tiled flooring and splashback.

## Bedroom One

13' x 8' 4" ( 3.96m x 2.54m )

Window to front with field views, carpeted flooring and wardrobes with built in rail and shelving.

## Bedroom Two

10' 2" x 8' 3" ( 3.10m x 2.51m )

Skylight with electric blind, carpeted flooring and wardrobes with built in rail and shelving.

## Bathroom

Shower over bath, WC, wash hand basin, chrome towel rail, tiled flooring and splashback.

## Loft Space

Part boarded.

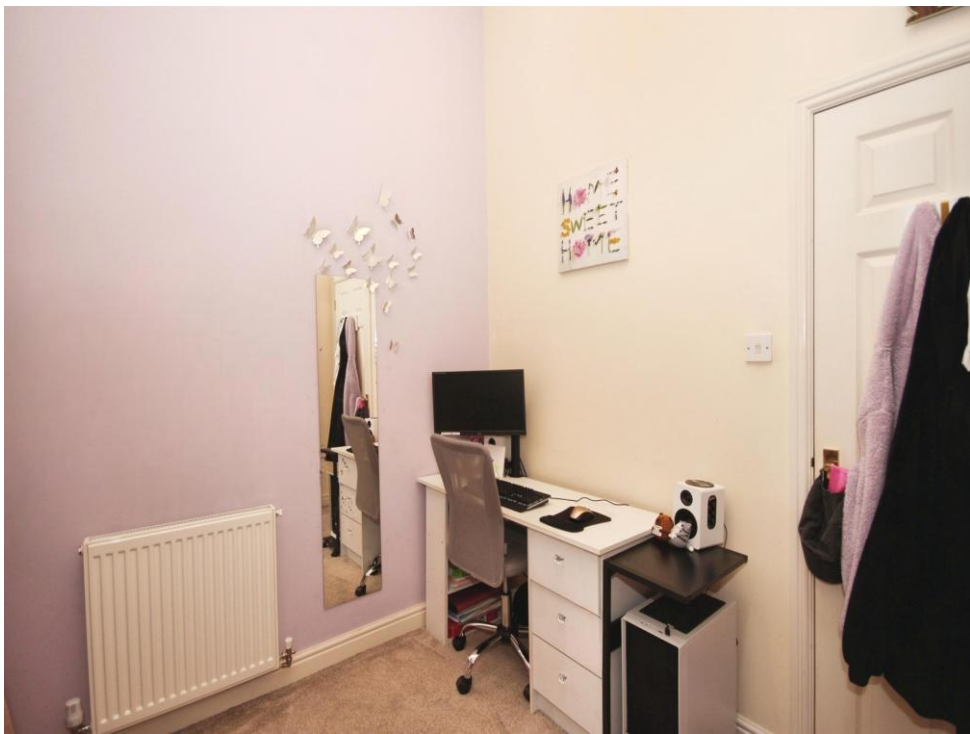
## Parking

Two allocated parking spaces secured with gated access.

## Vendor Notes

The boiler was replaced December 2025.









## Second Floor

Total floor area 47.5 m<sup>2</sup> (512 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](http://www.propertybox.io)

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14 High Street  
WARWICK CV34 4AP

EPC Rating: C

Council Tax  
Band: B

Service Charge:  
2593.68

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR107629](http://connells.co.uk/Property/WAR107629)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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