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The Green, Old School Lane, Hampton-On-The-Hill, Warwick

Price Guide £785,000



This mature detached village residence is located on a generous, established corner plot position in the heart of this popular and conveniently situated village setting. The accommodation is arranged as follows: Entrance hall, open-plan reception/dining room, good-sized living room, separate snug, cloakroom, kitchen with breakfast area off, utility room, additional cloaks/shower, four bedrooms, en-suite bathroom to principal bedroom, main bathroom, gas heating, ample gated driveway, integral double garage and delightful mature gardens on three sides. NO UPWARD CHAIN. Energy rating E.

#### Location

Hampton on the Hill is a pretty village located just outside Warwick with a number of amenities provided close by in

Hampton Magna and on the development of Chase Meadow. Warwick Parkway train station is in easy walking distance making commuting north or south incredibly easy and convenient.

#### Approach

Through a double-glazed entrance door with matching side screens into:

#### Entrance Hall

Tiled floor, radiator, and built-in cloak cupboard. Multi-paned door leads to:

#### Open Plan Reception/Dining Room

18'0" x 13'0" widening to 18'11" (5.50m x 3.97m widening to 5.79m)

This spacious room features a staircase leading to the

First Floor Landing, under-stairs storage, coving to the ceiling, and a radiator. It also includes a double-glazed splay bay window to the dining area with a radiator below. Multi-paned double-opening doors lead to the Living Room, and a double-glazed casement door provides access to the rear garden.

#### Generous Living Room

23'10" x 14'2" (7.28m x 4.34m)

Focal point fireplace with an ornate cast iron stove set on a raised tiled hearth with a beam overhead. Three radiators, ceiling beams, coving to the ceiling, and double glazed windows to the front and side aspects. A double glazed French door with matching side screens provides access to the rear garden.



#### Snug

10'10" x 10'5" + depth of bay (3.31m x 3.18m + depth of bay )

Open fireplace with wooden surround, brick inlay and a raised tiled hearth, radiator and a double-glazed splay bay window to the front aspect.

From the dining area an arched opening leads to:

#### Lobby Area

Latched doors to the Cloakroom and Kitchen.

#### Guest Cloakroom

WC, wash basin and a double-glazed window.

#### Breakfast Kitchen

17'11" x 9'6" (5.47m x 2.92m)

Range of matching base and eye level units, worktops

with an inset single drainer double bowl sink. Ceramic hob with extractor unit over, Neff electric oven with storage cupboards above and below. Space for dishwasher, radiator, downlighters, two double-glazed windows, and a side-by-side fridge. Opening to:

#### Breakfast Area

9'7" x 7'4" (2.93m x 2.25m)

Radiator, double-glazed window to the rear aspect.

Latched door to:

#### Study

7'11" x 7'4" (2.42m x 2.26m)

Spotlights and a glazed door with glazed side screens leads through to the:

#### Utility Room

11'9" x 7'10" (3.60m x 2.40m)

Range of matching base and eye level units, worktops with an inset sink, space and plumbing for a washing machine and tumble dryer. Tiled floor, downlighters, radiator, double-glazed casement doors to front and rear aspects. Service door to Garage, sliding pocket door to:

#### Shower Room

WC, pedestal wash hand basin, tiled shower enclosure with Triton shower system and glazed shower door and screen. Shaver point, extractor fan and a multi-paned window to the rear aspect.

#### Rear Entrance Porch

Outside tap, glazed roof, double-glazed casement door and double-glazed window to the rear aspect and garden.





#### First Floor Landing

Access to roof space with loft ladder. Latched doors to:

#### Bedroom One

16'6" x 12'0" + 7'9" x 7'5" (5.03m x 3.67m + 2.37m x 2.28m)

Built-in twin double door wardrobes providing hanging rail and storage space, two radiators, double glazed windows to front, side and rear aspects. Latched door to:

#### En-Suite Bathroom

Comprising bath, WC, vanity area wash hand basin and storage below with an illuminated medicine cabinet over with mirror, radiator, double glazed Dormer window to rear aspect. Builtin Airing Cupboard housing the hot water cylinder.

#### Bedroom Two

12'7" x 10'11" (3.85m x 3.33m)

Radiator, double glazed Dormer window to front aspect and a double glazed window to side aspect.

#### Bedroom Three

10'11" x 10'11" (3.34m x 3.34m)

Radiator, double glazed window.

#### Bedroom Four

8'11" x 5'6" widening to 9'11" (2.73m x 1.68m widening to 3.03m)

Built-in double door wardrobe/storage cupboard, radiator, double glazed Dormer window to front aspect.

#### Bathroom

Suite comprising bath, wash basin with storage cupboard below, WC, radiator, downlighters, double glazed Dormer window to rear aspect.

#### Outside

The Green is situated at the top end of Old School Lane and Hampton Road on a lovely, mature corner plot position with a variety of mature specimen trees. The gated driveway provides good off-road parking and provides access to the:

#### Integral Double Garage

17'6" x 16'2" (5.34m x 4.93m)

Having an up-and-over roller shutter door, power and lighting, floor-mounted Grant oil-fired boiler, water tap.

#### Delightful Rear Garden

Which has an elevated paved sun terrace at the rear of the house, adorned with a mature wisteria. Steps lead down to the lawned gardens, having mature, stocked borders, raised beds and a variety of specimen trees.



Located in the corner of the garden is the Garden House/Workshop.

#### [Garden House/Workshop](#)

12'1" x 11'11" (3.70m x 3.64m)

Brick built with a pitched tiled roof, power and light, double-glazed window and multi-pane window to the side aspect.

#### [Tenure](#)

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

#### [Services](#)

All main services are understood to be connected, with the exception of gas. Heating is by way of an oil-fired system. NB We have not tested the heating, domestic

hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### [Agents Note](#)

In 2011, minor cracking was identified and assessed as slight (Category 2) under BRE Digest 251. Investigations confirmed that clay shrinkage subsidence was most likely caused by an Ash tree in the garden. The tree was removed, and remedial works were completed under insurance supervision.

The report confirmed no ongoing monitoring was required, and the property has remained stable for over 10 years. It is fully insurable, with all supporting documentation available for inspection.

#### [Council Tax](#)

The property is in Council Tax Band "G" - Warwick District Council

#### [Postcode](#)

CV35 8QS







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		54	63
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

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