



The Crescent, Hampton-in-Arden

Offers Over £1,700,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

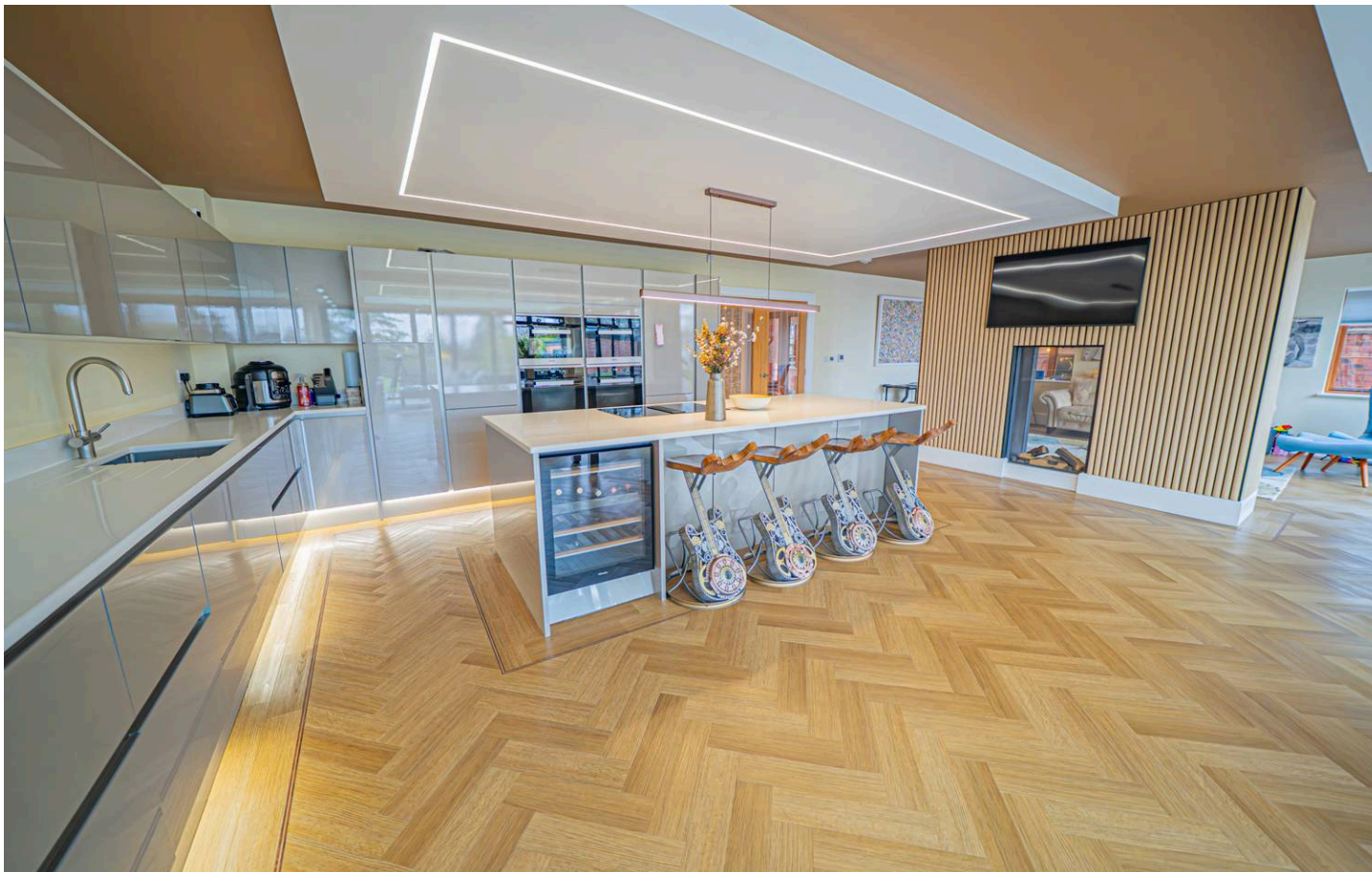
Situated on one of Hampton-in-Arden's most highly regarded roads and set within a generous 0.4 acre plot is this exceptional seven bedroom detached residence which presents a rare opportunity to acquire a recently constructed, architect designed home of outstanding quality, offering over approximately 5,000 square feet of thoughtfully planned and beautifully finished living accommodation.

Designed with modern family living in mind, the property features a stunning open plan family breakfast kitchen, complete with a comprehensive range of integrated appliances and a separate utility room for added convenience. The spacious living room provides a welcoming retreat, while a dedicated study and a cosy snug offer versatile spaces for work or relaxation.

Each of the seven generous bedrooms is served by its own en-suite bathroom, ensuring privacy and comfort for all members of the household or visiting guests.

The property has been finished to a high specification throughout, incorporating contemporary fixtures, air conditioning, and a sophisticated lighting scheme that enhances the sense of space and luxury. Practicality is further addressed with a garage and ample driveway parking, ensuring secure and convenient storage for vehicles.





This impressive family home delivers a remarkable combination of style, comfort, and functionality, making it an ideal choice for those seeking a substantial, turnkey property in a desirable location.

PROPERTY LOCATION

Hampton in Arden is a most delightful village and provides excellent local amenities with stores, inns, historic church with Norman origins, Doctors surgery, railway station and many local village groups and clubs. The village is also surrounded by open green belt countryside and is within just four miles of Solihull town centre which provides further and more comprehensive facilities. Meriden, Barston and Knowle are all neighbouring villages whilst junctions 5 and 6 of the local M42 lead to the Midlands motorway network, centres of commerce and culture.

Council Tax band: H

Tenure: Freehold

- Recently Constructed Architect Designed Home
- Seven En-Suite Bedrooms
- Approximately Over 5000sq ft
- Stunning Open Plan Family Breakfast Kitchen with Separate Utility Room
- Living Room, Study & Snug
- Large Rear Garden Backing onto Open Fields
- High Specification with Integrated Appliances & Air Conditioning
- Garage & Driveway Parking
- Energy Efficient Home - EPC Rated B



**ENTRANCE HALLWAY**

9' 9" x 19' 6" (2.98m x 5.94m)

WC**LIVING ROOM**

12' 10" x 22' 1" (3.91m x 6.73m)

STUDY

7' 7" x 11' 3" (2.32m x 3.43m)

GYM

12' 1" x 13' 5" (3.69m x 4.10m)

BREAKFAST KITCHEN

21' 2" x 37' 8" (6.44m x 11.48m)

SNUG

12' 4" x 19' 0" (3.76m x 5.79m)

UTILITY

15' 11" x 5' 8" (4.84m x 1.72m)

INTEGRAL GARAGE

16' 0" x 19' 4" (4.88m x 5.89m)

FIRST FLOOR**BEDROOM ONE**

14' 4" x 19' 5" (4.37m x 5.93m)

DRESSING ROOM

6' 5" x 10' 4" (1.95m x 3.14m)

ENSUITE BATHROOM

8' 3" x 8' 1" (2.52m x 2.46m)

ENSUITE SHOWER ROOM

5' 3" x 7' 2" (1.61m x 2.18m)

**BEDROOM TWO**

15' 7" x 25' 7" (4.75m x 7.80m)

ENSUITE

8' 6" x 8' 3" (2.60m x 2.51m)

BEDROOM THREE

12' 1" x 11' 5" (3.69m x 3.49m)

ENSUITE

5' 4" x 5' 1" (1.63m x 1.55m)

BEDROOM FOUR

11' 5" x 14' 5" (3.49m x 4.39m)

ENSUITE

7' 2" x 6' 11" (2.18m x 2.11m)

BEDROOM FIVE

12' 2" x 11' 5" (3.72m x 3.47m)

ENSUITE

5' 3" x 6' 8" (1.59m x 2.03m)

BATHROOM

6' 6" x 7' 0" (1.98m x 2.13m)

SECOND FLOOR**BEDROOM SIX**

7' 10" x 12' 10" (2.39m x 3.92m)

ENSUITE

6' 3" x 6' 4" (1.90m x 1.92m)

BEDROOM SEVEN

7' 10" x 12' 10" (2.39m x 3.91m)

ENSUITE

6' 6" x 6' 3" (1.99m x 1.91m)

**CINEMA ROOM**

6' 4" x 13' 0" (1.94m x 3.95m)

OUTSIDE THE PROPERTY**OUTBUILDING**

17' 3" x 6' 3" (5.27m x 1.90m)

TOTAL SQUARE FOOTAGE

471.0 sq.m (5068 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**LARGE REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, washing machine, underfloor heating, garden shed, electric garage door, all carpets, blinds and light fittings, CCTV and car charging point.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

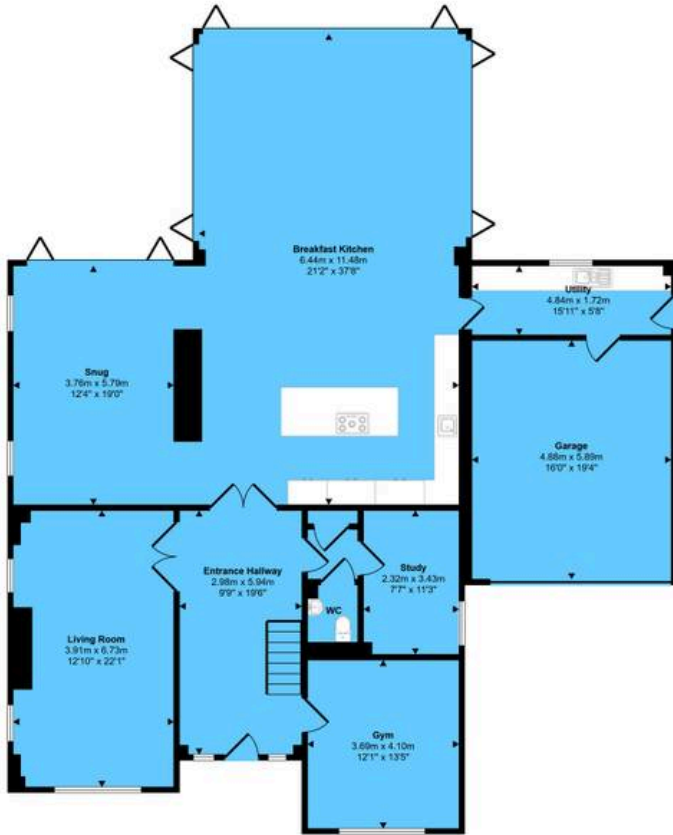


INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
471 sq m / 5069 sq ft

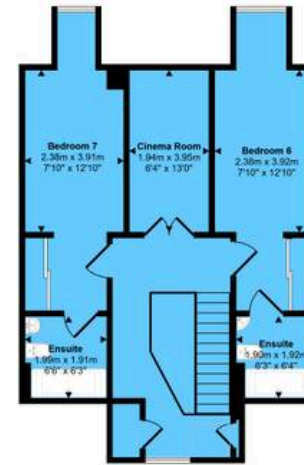


Ground Floor
Approx 217 sq m / 2335 sq ft

Denotes head height below 1.5m



First Floor
Approx 179 sq m / 1922 sq ft



Second Floor
Approx 63 sq m / 676 sq ft



Outbuilding
Approx 13 sq m / 136 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

Xact Homes

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

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