

Peter Clarke



Mallows, Hill Wootton, Warwick, Warwickshire, CV35 7PP

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Total Approx. Floor Area 214.50 Sq.M. (2309 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



- A large and imposing detached family home
- Offering scope for modernisation, expansion and/or redevelopment, subject to planning permission
- Offering four well-proportioned double bedrooms
- Family bathroom, WC and further guest WC
- Two well-proportioned reception rooms
- Kitchen/breakfast room
- Approx. 0.5 Acre Plot



Offers Over £1,000,000

An incredible property occupying an outstanding plot in the heart of rural Warwickshire giving easy access to Kenilworth, Leamington, Warwick, Stratford upon Avon, and Coventry and benefiting from a larger than average plot and offering scope for modernisation, expansion or redevelopment subject to the correct planning permissions. Having internal accommodation briefly comprising large entrance hall, spacious living room, formal dining room, kitchen/breakfast room and guest WC. To the first floor, are four double bedrooms, family bathroom and separate WC. Outside, the property also boasts a large tarmacadam driveway with in and out access and an attached double garage and has gardens to three sides.

APPROACH

Accessed from the road via the large in and out tarmacadam driveway, which leads up to the

OPEN FRONTED PORCH AREA

With solid timber door opening into:

ENTRANCE HALL

Having stairs rising to first floor galleried landing with front facing window and giving way to living room, dining room, guest WC and kitchen/breakfast room.

GUEST WC

Comprising a white suite with low level WC and dual flush, wall mounted wash hand basin and having a rear facing window.

SITTING ROOM

Also accessed from the entrance hall, this large sitting room has a centrally mounted feature fireplace and dual aspect windows overlooking the side and rear gardens.

DINING ROOM

This second large reception room has dual aspect windows overlooking the front and side gardens with centrally mounted feature fireplace and service hatch.

KITCHEN/BREAKFAST ROOM

Access from the entrance hall, this kitchen/breakfast room has dual aspect windows and triple style access

door leading to paved area to the front of the property. Comprising a white fronted kitchen with contrasting melamine work surfaces over and an inset ceramic sink with chrome fittings. Having further timber and glazed access door leading to the rear courtyard garden.

FIRST FLOOR LANDING

Having stairs rising from entrance hall and giving way to all bedrooms, family bathroom and separate WC.

BEDROOM ONE

The first double bedroom has a side facing window overlooking the well proportioned and lawned side garden, with built in sliding door wardrobe having internal sliding door leading to large eaves storage area.

BEDROOM TWO

Another well-proportioned double bedroom, again benefiting from a built in sliding door wardrobe and having dual aspect windows to both front and side elevations.

BEDROOM THREE

The third double bedroom has a triple fronted built in storage wardrobe, loft access hatch and front facing window overlooking the foregarden. With internal door leading into a walk in wardrobe.







FAMILY BATHROOM

Comprising a white suite with tile panelled bath, vanity unit mounted wash basin and shower cubicle. Having an obscured window to the front elevation.

SEPARATE WC

BEDROOM FOUR

The fourth and final bedroom is a small double benefiting from a double fronted built in storage wardrobe and display shelving and having a small balcony area accessed via a timber and glazed access door, which overlooks the large side lawned garden.

OUTSIDE

To the front of the property accessed from the road is a large tarmacadam in and out driveway accessible over two cattle grids, with a centrally mounted lawned foregarden with deep, well stocked borders and beds, and mature hedgerow to the front. Also accessible from the driveway is the

DOUBLE GARAGE

Having split concertina style doors and benefiting from obscured side windows. Having power and lighting, with a timber and glazed rear access door leading through to the large courtyard rear garden.

LARGE LAWNED AREA

Measuring in excess of 40 metres. Again benefiting from mature hedgerows to three sides and well stocked plant and shrub borders and beds. To the rear is a private and enclosed large courtyard dining area having direct access from the kitchen/breakfast room. From here, the Gardeners WC is accessible, as is the Boiler Room and further storage cupboard with additional gated side access leading back to the foregarden.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your



solicitor before exchange of contracts. Oil fired central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: G. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Peter Clarke



Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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