

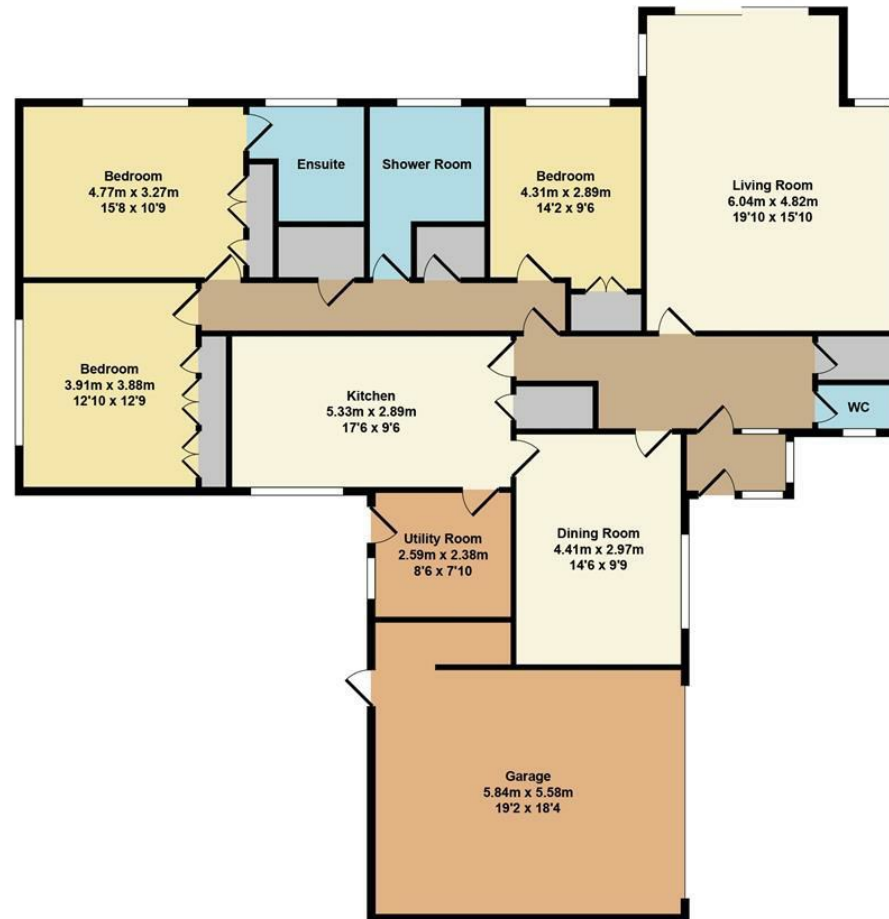


2 Grove Croft, Hampton-On-The-Hill, Warwick, Warwickshire, CV35 8RJ



Grove Croft, Hampton on the Hill, CV35 8RJ  
Total Approx. Floor Area 173.50 Sq.M. (1868 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.



- Detached Bungalow
- Three Double Bedrooms
- Modern Kitchen/Diner
- Two Reception Rooms
- Extensive Plot
- Large Driveway
- Double Garage
- Countryside Views
- No Onward Chain
- EPC E



Offers Over £750,000

This is a well presented and substantial detached bungalow set on a large plot in the popular village of Hampton-on-the-Hill, surrounded by beautiful countryside with stunning views. The property is being sold with no onward chain, comprising of an entrance hall, living room, dining room, modern kitchen/diner, utility room, three large bedrooms with bedroom one being en-suite, family shower room, double garage and large garden surrounding the property.

#### APPROACH

A large block paved driveway, parking for approximately 4 cars with hedge borders, beds and mature shrubs.

#### ENTRANCE PORCH

With a double glazed door to the front elevation with windows to the front and side, this leads to the internal entrance door.

#### HALLWAY

Door to front elevation and double glazed obscured glass window, with central heated radiator, ceiling mounted lighting and doors giving way to the internal accommodation, also benefitting from a large storage cupboard.

#### LIVING ROOM

A sizable living room with large patio doors to the rear elevation leading out onto the rear garden. Double glazed windows to the side and rear elevation, feature electric fireplace, ceiling mounted lighting, further wall mounted lighting and a central heating radiator.

#### WC

With a low level WC with dual flush, vanity wash hand basin with under counter storage, part tiling, central heating radiator, ceiling mounted lighting and a double glazed obscured glass window to the front elevation.

#### KITCHEN/DINER

A large kitchen/diner with modern fitted kitchen, wall and base mounted units with complimentary quartz work surface over. A double inset stainless steel sink unit with chrome Monobloc tap, integrated electric double oven, integrated electric hob with extractor over, integrated dishwasher, tiling to splash back, ceiling mounted lighting also with inset ceiling downlighter, a double glazed window to side elevation, central heating radiator and airing cupboard and door leading into;

#### UTILITY ROOM

Wall and base mounted units with worksurface over, stainless steel sink and drainer unit with monobloc chrome tap over. Space and plumbing for a washing machine, part tiling, central heating radiator, ceiling mounted lighting and double glazed window and door to rear elevation.

#### DINING ROOM

With a double glazed window to the front elevation, central heating radiator and ceiling mounted lighting.

#### INNER HALLWAY

Which leads to the bedrooms. This has ceiling mounted lighting, loft access, central heating radiator, a large airing cupboard and a further large storage cupboard.

#### BEDROOM ONE

A large double room with a double glazed window to













the rear elevation and an attractive view over the garden, central heating radiator, ceiling mounted lighting, television point, large built in wardrobes and a door giving access to the en-suite.

#### EN-SUITE

En-suite with low level WC with dual flush, bath with shower attachment, floor tiling, central heating radiator, pedestal sink, extractor fan, and a double glazed obscured glass window to the rear elevation.

#### BEDROOM TWO

Another good sized double with built in wardrobes, ceiling mounted lighting, central heating radiator and double glazed window to the side elevation.

#### BEDROOM THREE

A good sized double room with double glazed window to rear elevation, ceiling mounted lighting, built in wardrobes and central heating radiator.

#### SHOWER ROOM

A modern suite with low level WC and dual flush, vanity wash hand basin with under counter storage, large shower cubicle, central heating radiator, ceiling mounted lighting, extractor fan, double glazed obscured glass window to the rear elevation and full tiling.

#### DOUBLE GARAGE

With electric up and over doors, this also houses the boiler and has a double glazed door and window to the rear elevation.

#### REAR GARDEN

A extensive plot with a beautifully landscaped garden and an array of well stocked beds with mature shrubs, plants and trees. Having fenced and hedge borders, pathways running throughout and beautiful views over the surrounding countryside

#### GENERAL INFORMATION

**TENURE:** We are informed the property is Freehold although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains gas, electric, water and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

**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:** E. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**

**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



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