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14, Hughes Hill, Shrewley, Warwick

Price Guide £760,000



This spacious, mature, four-bedroom detached village residence is set in delightful, south-facing gardens and grounds, enjoying excellent frontage, ample parking, and an integrated garage. The accommodation briefly comprises: reception hall and cloakroom, a good-sized living room, breakfast/dining/kitchen, four generous bedrooms, and a spacious family bathroom. Energy rating E.

#### Location

Hughes Hill is situated off the main road through Shrewley. Shrewley is a small Warwickshire

village with a local general store, village hall, and inn, located approximately two miles from the larger village of Claverdon. Claverdon has a junior and infant school, parish church, transport services, doctors' surgery, village hall, and two inns. Shrewley is also well placed for access to Warwick, Leamington, Coventry, Stratford-upon-Avon, Henley-in-Arden, and Solihull, while the NEC, Birmingham International Airport, and Railway Station are all within half an hour's drive.

#### Approach

Through a double-glazed entrance door into:



#### Entrance Porch

Tiled floor, UPVC double-glazed windows and a further entrance door leading into the

#### Reception Hall

Tiled floor, under-stairs storage, staircase rising to First Floor Landing. Glazed double doors to the Living Room and a matching glazed door to the Breakfast/Dining/Kitchen.

#### Cloakroom

White suite comprising WC, wash basin with storage beneath, matching tiled floor and a double-glazed window.





### Spacious Living Room

25'9" x 11'11" (7.87m x 3.64m)

Oak finish floor, coving to ceiling, two radiators, recessed wood burner with beam over and a tiled display hearth, wall-mounted thermostat control panel. Two double-glazed windows to the side aspect and two to the rear aspect, offering views of the garden. The double-glazed casement door provides access to the paved sun terrace and gardens.

### Breakfast/Dining/Kitchen

23'4" x 9'11" (7.12m x 3.03m)

Range of matching base and eye-level units with granite worktops, inset stainless steel sink, mixer tap, and rinse bowl with complementary tiled splashbacks. Bosch ceramic hob with extractor unit above, Bosch electric oven with storage cupboards above and below, integrated fridge/freezer, and Bosch dishwasher. Breakfast peninsula with wooden worktop and additional drawers and storage cupboards, tiled floor throughout. Double glazed window to rear



aspect, three-quarter glazed casement door to side. Lobby.

### Dining Area

A radiator and a double-glazed window to the front aspect.

### Side Lobby

15'6" x 3'1" (4.73m x 0.95m)

Floor-mounted Worcester oil-fired boiler, space and plumbing for washing machine and tumble dryer. A double-glazed sliding door with a matching side screen allows access to the side of the property.





### First Floor Landing

Access to the roof space, with a boarded area and a loft ladder. Radiator, built-in Airing/Linen cupboard, and an additional Linen cupboard. Doors to:

### Bedroom One

14'2" x 12'0" (4.34m x 3.66m)  
Built-in full-height sliding door wardrobes which extend across one wall, a radiator and a double-glazed window to the rear aspect.

### Bedroom Two

13'3" x 10'9" (4.05m x 3.30m)  
Built-in storage cupboard with hanging rail and shelving, radiator and a double-glazed window to the front aspect.

### Bedroom Three

12'1" x 9'2" (3.69m x 2.80m)  
A radiator and a double-glazed window to the rear aspect.

### Bedroom Four

12'0" x 9'11" (3.68m x 3.03m)  
Built-in double door wardrobe providing



hanging rail and shelving, radiator and a double-glazed window to the rear aspect.

### Family Bathroom

10'10" x 9'10" (3.31m x 3.00m)  
White suite comprising double end bath, WC, wall-hung wash basin with drawer beneath. Wide tiled shower enclosure with chrome shower system and glazed side screen. Chrome radiator and towel rail, complementary tiled splashbacks, downlighters, extractor fan and double-glazed windows to the front and side aspects.





### Outside

The property is well set back behind an established front garden, with a generous driveway providing excellent off-road parking.

### Integral Garage

19'6" max x 15'11" (5.96m max x 4.87m)  
Features include an electric up and over door, power and light, a double-glazed window, and a service door to the side aspect.

### Generous Sized Rear Garden

This property benefits from a west-facing aspect. It includes a spacious paved patio area at the rear, featuring a timber pergola adorned with

mature climbing roses and wisteria. The rest of the gardens are mainly lawned and contain a water feature, raised flowerbed, mature borders and beds, and a Summer House.

### 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. 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.

### Council Tax

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

### Postcode

CV35 7AS





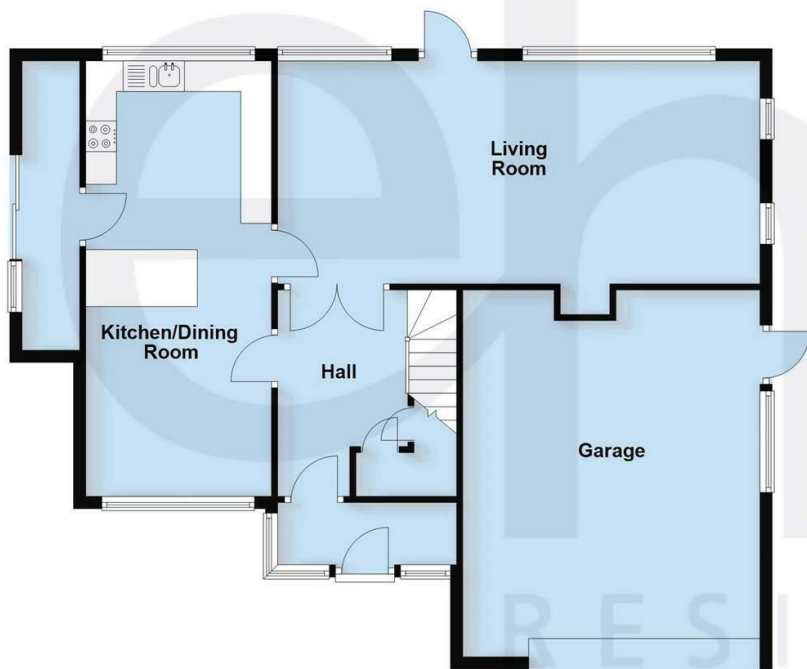


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### Ground Floor

Approx. 99.2 sq. metres (1067.8 sq. feet)



### First Floor

Approx. 78.2 sq. metres (841.8 sq. feet)



Total area: approx. 177.4 sq. metres (1909.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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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>			69
(55-68) <b>D</b>		54	
(39-54) <b>E</b>			
(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	

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