





A rare opportunity to acquire a detached bungalow occupying a generous plot in Hampton-on-the-Hill. Offering three good-sized bedrooms and considerable potential for enlargement, subject to the necessary planning permissions, the property benefits from a spacious driveway, garage and adjoining carport, together with established front and rear gardens. Backing onto open farmland, the rear garden enjoys lovely far-reaching countryside views. NO UPWARD CHAIN. Energy rating D.

Location

Hampton on the Hill is a pretty village just outside Warwick, with several amenities nearby in Hampton Magna and the Chase Meadow development. Warwick Parkway train station is a few minutes' drive away, making commuting to Birmingham & London easy and convenient.

Frontage

Set well back from the road in Hampton-on-the-Hill, the property enjoys a generous frontage with a sweeping block-paved driveway providing ample

off-road parking and turning space, leading to the garage and adjoining carport. The established front garden is laid mainly to lawn, complemented by mature trees, shrubs and planted borders, with low timber post-and-rail fencing along the road boundary. Through a glazed entrance door into:

Reception Hall

Radiator, glazed door to inner hall and doors to:

Cloakroom

White suite comprising WC, wash basin with storage cupboard below, radiator and a double glazed window.



Spacious Living/Dining Room

20'9" x 18'0" narrowing to 9'11" (6.33m x 5.51m narrowing to 3.03m)

Full-height brick fireplace with open hearth and raised tiled display area. Double-glazed patio doors provide views and access to the rear garden, two radiators, part-glazed door leads to the Garden Room and a glazed door leads to the kitchen

Garden Room

9'0" x 7'2" (2.76m x 2.19m)

Pitched polycarbonate roof, double-glazed window

to the side aspect and double-glazed double-opening French doors provide views and access to the rear garden, wall light point

Fitted Kitchen

14'6" x 7'3" (4.43m x 2.21m)

Range of matching base and eye-level units, worktops, and tiled splashbacks, plus an inset sink drainer unit with mixer tap and rinse bowl. Built-in touch and ceramic hob with extractor unit above, space for upright fridge freezer, space and plumbing for dishwasher, space and plumbing for

washing machine, radiator, door to living room, shelved pantry cupboard, wall-mounted Worcester gas-fired boiler, double-glazed window to front aspect and a part-glazed casement door to side aspect and carport.

Inner Hall

Radiator, access to roof space and doors to:

Bedroom One

13'9" x 9'10" (4.21m x 3.02m)

Radiator, double-glazed window to the front aspect and door to en-suite



En-suite Shower

Modern white suite with chrome fittings comprising WC, wash basin with storage cupboard below, tiled shower enclosure with chrome shower system, extractor fan, shaver point and a chrome heated towel rail.

Bedroom Two

18'0" x 10'7" (5.51m x 3.25m)

Two radiators, two built-in double-door wardrobes and a double-glazed window to the rear aspect overlooking gardens and beyond

Bedroom Three

9'10" x 8'10" (3.0m x 2.71m)

Radiator, built-in double door wardrobes and a double-glazed window to the front aspect

Main Bathroom

Modern white suite with chrome fittings comprising bath with mixer tap and shower attachment, WC, wash basin with storage cupboard below, shower enclosure with shower system and glazed shower door, shaver point, radiator, built-in double door linen cupboard and a double-glazed window.

Outside

Garage

24'1" x 8'3" (7.35m x 2.53m)

The garage has a metal up-and-over door, power and lighting, windows to the side and rear, and a pedestrian door to the adjoining carport. A raised timber storage platform provides useful additional storage space.

Rear Garden

The generous rear garden is laid predominantly to lawn, with established shrubs, trees and planted borders, together with a paved pathway. Backing



directly onto open farmland, the garden enjoys far-reaching countryside views, with low post-and-rail fencing along the rear boundary making the most of the attractive rural outlook. From the carport, a metal up-and-over door and separate pedestrian door provide access to the rear garden and a concrete hardstanding area, ideal for tucking away a caravan or small motorhome, subject to access dimensions.

Tenure

The property is freehold.

Services

All mains services are understood to be connected to the property. 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, we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

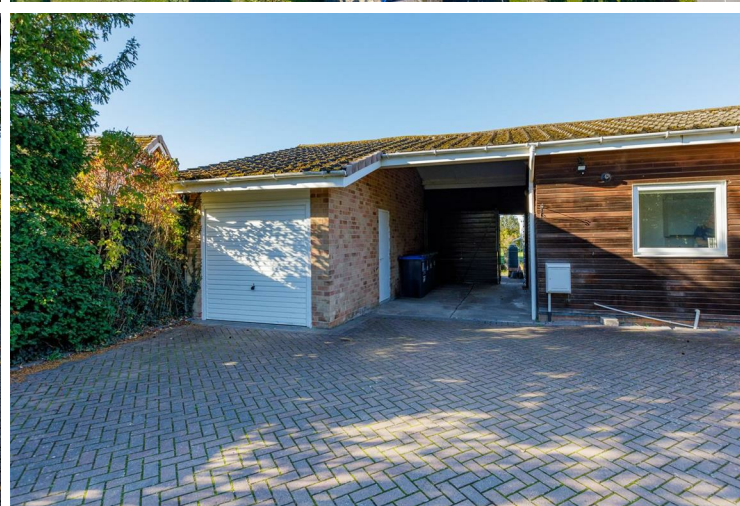
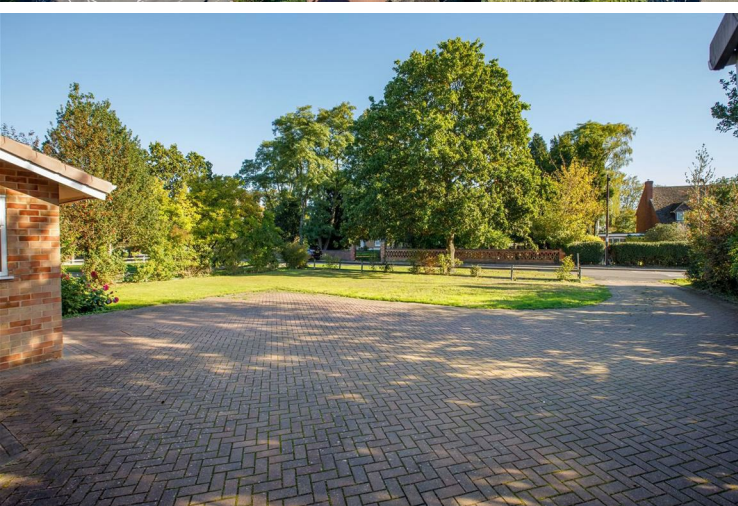
Council Tax

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

Postcode

CV35 8QR



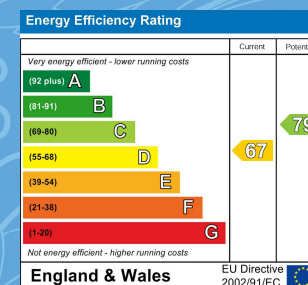




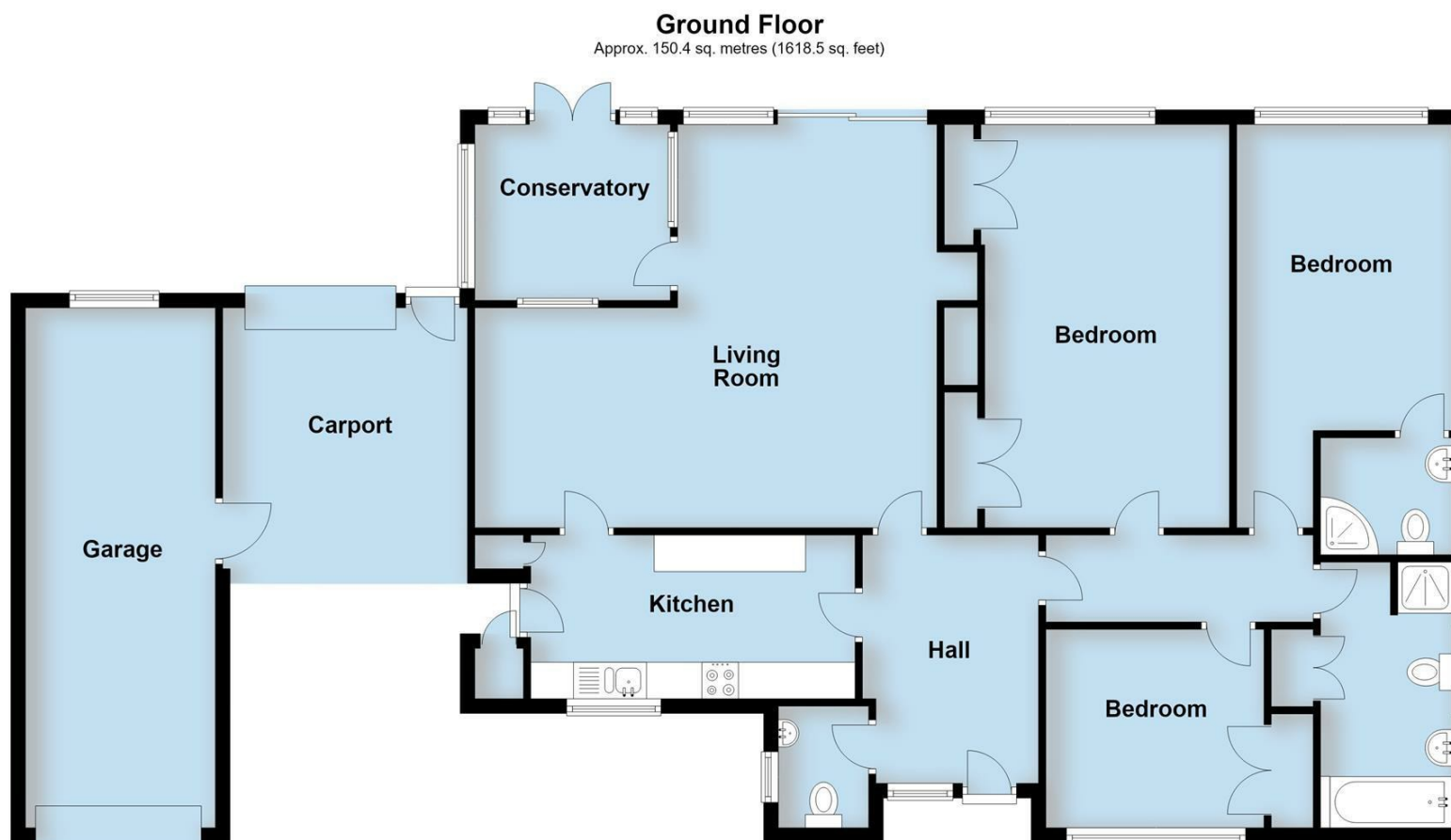
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Total area: approx. 150.4 sq. metres (1618.5 sq. feet)

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