





Recently built to the Wolverley design by renowned builders Miller Homes, this immaculate, former show home exudes luxury throughout. The welcoming reception hall sets the tone with its bright and airy ambience, leading to a spacious living room with double doors opening into the sitting room. French doors provide access to the generously sized landscaped gardens, while the stunning open-plan breakfast kitchen/dining room, also with French doors to the garden, includes a Utility room. Additionally, there is a study/playroom and a convenient downstairs WC. Upstairs, the first-floor landing leads to the master bedroom complete with a dressing area and en-suite, along with four more bedrooms, one of which has its own en-suite. A family bathroom with a

separate shower cubicle completes the upper level. Outside, there is ample parking on the driveway and a detached double garage for added convenience. Energy rating B.

Location

Hampton Magna is a popular semi-rural village, located approximately two miles from the historic town of Warwick and within walking distance of Warwick Parkway with train links to Birmingham and London and easy access to the M40, M42 and M6 motorways. Birmingham airport is around 25 minutes drive away. It is just a short walk to the local Junior/Infants/Nursery School, local shops, regular bus service and park, with a Secondary School only 3 miles away.



Approach

Through a double-glazed entrance door with spy hole and double-glazed side screens into:

Welcoming Reception Hall

Wood effect tiled floor, radiator, Myson digital heating control panel. Under stairs storage cupboard, two built-in cloaks/storage cupboards, central staircase rising to the First Floor. Doors radiate off to:

Guest Cloakroom

White suite comprising WC, pedestal wash hand basin, matching tiled floor, downlighters and extractor fan.





Study

11'5" x 8'0" (3.50m x 2.44m)

Radiator, downlighters and a double-glazed window to the front aspect.

Living Room

17'5" x 11'8" (5.32m x 3.56m)

Two radiators, two ceiling light points, double-glazed window to the front aspect. Double doors to:

Sitting/Family Room

11'8" x 8'8" (3.56m x 2.65m)

Radiator, ceiling light point and double-glazed French doors to rear aspect and garden. Door to:

Open Plan Breakfast Kitchen/Dining Room

21'9" x 12'0" widening to 18'4" (6.65m x 3.68m widening to 5.60m)

Kitchen Area

Wood effect tiled floor throughout. Attractive range of matching base and eye level units with Quartz worktops/breakfast bar and upturns. Inset stainless steel sink unit with mixer tap and rinse bowl. AEG induction hob with an illuminated extractor unit over, AEG electric oven and grill with storage cupboards above and below. Integrated fridge/freezer, dishwasher and wine cooler. Pelmet lights, downlighters, plinth electric fan heater, double glazed window to the rear aspect. Door to Utility Room, wood effect tiled floor.



Dining Area

Matching floor, two radiators, two ceiling light points, double glazed windows and double opening French doors provide access and views of the garden.

Utility Room

7'6" x 5'6" (2.31m x 1.68m)

Matching flooring, worktops and upturns, inset stainless steel sink unit with mixer tap. Base units and additional eye-level storage cupboards housing the Potterton gas-fired boiler. Ingrated AEG washing machine, and space for a tumble dryer.

First Floor Landing

Access to roof space, large Airing Cupboard housing the Megafl hot water cylinder. Doors to:



Master Bedroom

13'2" x 11'11" (4.03m x 3.64m)

Radiator, double-glazed window to front aspect, ceiling light point, two bedside light points, and a Myson digital thermostat control point. Opening to:

Walk Through Dressing Area

With full height mirror fronted sliding door wardrobes on two sides providing ample hanging rail and storage space, ceiling light point. Door to:

En-Suite Shower

White suite comprising wall-hung wash hand basin, WC, chrome heated towel rail, tiled floor, downlighters, and extractor fan. Wide tiled shower enclosure with chrome

shower system and a glazed sliding door. Double-glazed window.

Bedroom Two

11'6" x 8'9" (3.53m x 2.69m)

Built-in full-height sliding door wardrobes, radiator and a double-glazed window to the rear aspect. Door to:

En-Suite Shower

White suite comprising WC, wall-hung wash hand basin. Wide tiled shower enclosure with chrome shower system and glass sliding shower door. Tiled floor, extractor fan, downlighters, radiator and a double-glazed window.



Bedroom Three

11'10" x 9'4" (3.61m x 2.86m)

Built-in full-height sliding door wardrobes, radiator and a double-glazed window to the front aspect.

Bedroom Four

10'5" x 9'7" (3.20m x 2.94m)

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

Bedroom Five

8'9" x 8'9" (2.69m x 2.67m)

Radiator and a double-glazed window to the rear aspect.





Family Bathroom

White suite comprising double-ended bath with side mixer tap and large vanity mirror over, WC, wall hung wash hand basin. Tiled shower enclosure with chrome shower system and Roman glazed folding shower door. Chrome heated towel rail, tiled floor, complementary tiled splashbacks, extractor fan, downlighters and a double glazed window.

Outside

There is a generous double-width driveway to the side of the property which provides ample off-road parking and access to the:

Double Garage

23'7" x 19'7" (7.20m x 5.99m)
Having twin & doors, power and light, plastered walls and a service door to the rear garden.

Landscaped Rear Garden

Enclosed on all sides by fencing and majority walling. Paved sun terrace, well-tended-shaped lawned gardens with stocked borders and a gated side pedestrian access.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central 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 Band

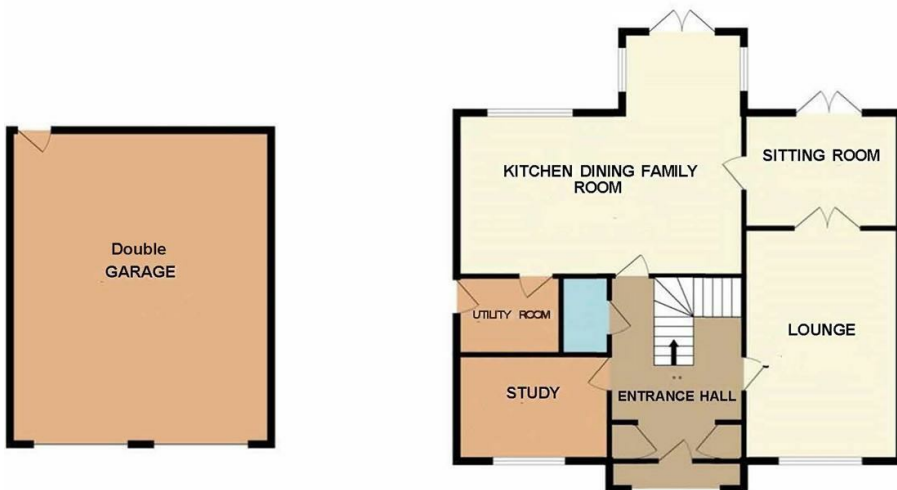
The property is in Council Tax Band "G" - Warwick District Council

Postcode

CV35 8UN

- Residential Estate Agents •
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GROUND FLOOR
1413 sq.ft. (131.3 sq.m.) approx.



1ST FLOOR
894 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA: 2307 sq.ft. (214.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN