



Grove Croft | Hampton-On-The-Hill | CV35 8RJ



Top-o-Wolds Grove Croft | Hampton-On-The-Hill | CV35 8RJ

Hampton on the Hill is a pretty village located just outside Warwick with a number of amenities provided close by in Hampton Magna and on the development of Chase Meadow. Warwick Parkway train station is in easy walking distance making commuting north or south incredibly easy and convenient.

We are pleased to bring to market this detached, three bedroom bungalow set on a large plot. This home has been well maintained and updated boasting a modern fitted kitchen, shower room and en-suite bathroom. All three bedrooms are of a good size, the property is completed by a living room and separate dining room.

The bungalow is centrally located on the plot with a brick weave driveway to the front and well maintained and mature gardens to the side and rear. We advise watching the video which gives a birds eye view of the property and surrounding area.

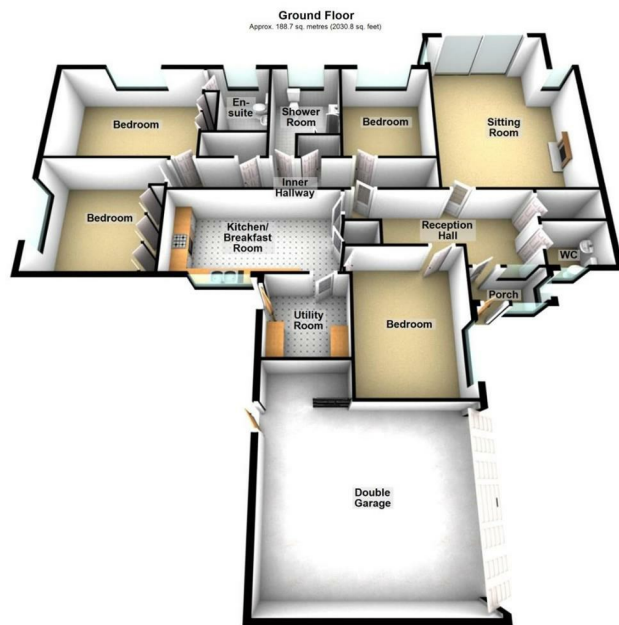
The bungalow is offered with no upward chain and early viewing is strongly recommended.




A substantial detached bungalow occupying a large corner plot within a private cul de sac and overlooking open fields to the rear located in the popular village of Hampton on the Hill.


The village is within three miles of Warwick town centre and has good links out onto both road and rail networks.





Total area: approx. 188.7 sq. metres (2030.8 sq. feet)

| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 78 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 45 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |

Porch

Having UPVC double glazed windows and door, wall mounted light point and tiled floor. Solid wooden door into

Reception Hall

Having light point to ceiling, double panelled radiator, walk in cloaks cupboard having light point to ceiling.

Cloakroom

5'8" x 4'8"

Having light point to ceiling, opaque UPVC double glazed window to front elevation, single panelled radiator. The room is tiled to half height and has a modern suite to comprise: low level flush WC, vanity wash hand basin with storage beneath. Tiled floor.

Dining Room

14'7" x 9'10"

Having central light point to ceiling, UPVC double glazed window to front elevation and wall mounted radiator. Door through to:

Kitchen

17'5" x 9'6"

Having spot lights to ceiling, UPVC double glazed window to side garden area, door to the main hall and double panelled radiator. Modern fitted kitchen to comprise: Five base units, three drawer stacks and a larder unit. Built in Bosch fittings to include dishwasher, induction hob with extractor hood over and double oven. Two stainless steel sinks inset into granite work surface. Seven further wall mounted units.

Airing cupboard housing a copper lagged hot water tank with storage above.

Utility Room

7'10" x 7'10"

Having light point to ceiling, double glazed window to rear elevation. Fitted units as those of the kitchen to comprise:

Base unit, wall mounted unit, built in wine rack, stainless steel single bowl, single drainer sink inset into work surface with storage cupboard below, space and plumbing for washing machine. Single panelled radiator and double glazed door to rear garden.

Living Room

19'8" x 15'8" maximum measurements

Having two light points to ceiling, UPVC double glazed windows overlooking the rear garden. UPVC double glazed patio doors leading out onto rear patio. Three double panelled radiators.

Rear Hall

Accessed via a glazed internal door.

Having two light points and access to loft void to ceiling, walk in storage cupboard and linen cupboard housing a further hot water tank with shelving above.

Master Bedroom

13'10" x 10'9"

Having light point to ceiling, UPVC double glazed window overlooking the rear garden. Single panelled radiator and built in double wardrobes.

Door through to

En-suite Bathroom

7'2" x 7'2"

This room is tiled to full height and having opaque double glazed window to rear elevation. A modern fitted bathroom to comprise: low level flush WC, pedestal wash hand basin, panelled bath with mixer taps over, built in storage and medicine cabinets. Single panelled radiator and tiled floor.

Bedroom 2

12'9" x 10'9"

Having light point to ceiling, UPVC double glazed window to side elevation, built in wardrobes and single panelled radiator.

Shower Room

7'4" x 7'4"

This room is tiled to full height and has light point to ceiling, opaque double glazed window to rear elevation and modern suite to comprise: Walk in corner shower cubicle with tiled seating area and having a MIRA electric shower, vanity wash hand basin with storage below and low level flush WC. Tiled floor and single panelled radiator

Bedroom 3

10'9" x 9'6"

Having light point to ceiling, UPVC double glazed window to rear elevation. Built in double wardrobe and single panelled radiator.

Double Garage

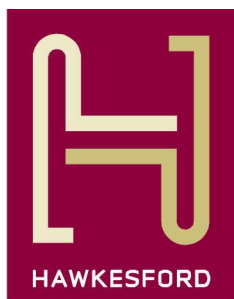
Having electrically operated metal up and over door, the advantage of both power and light. Oil fired central heating boiler. Double glazed window and door to rear elevation.

Outside

The property has a block paved drive to the front elevation providing parking for a number of vehicles and giving access to the double garage. There are paths to either side of the house giving access to the rear and side gardens.

This property has a magnificent rear garden, predominantly laid to lawn with numerous borders and beds containing mature trees and shrubs and there is a path running around its perimeter.

There is a patio area outside the living room and a further seating area outside the kitchen



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.