



Arras Boulevard, Hampton Magna

*Distinctive  
Collection*







# Arras Boulevard

Hampton Magna, CV35 8TT

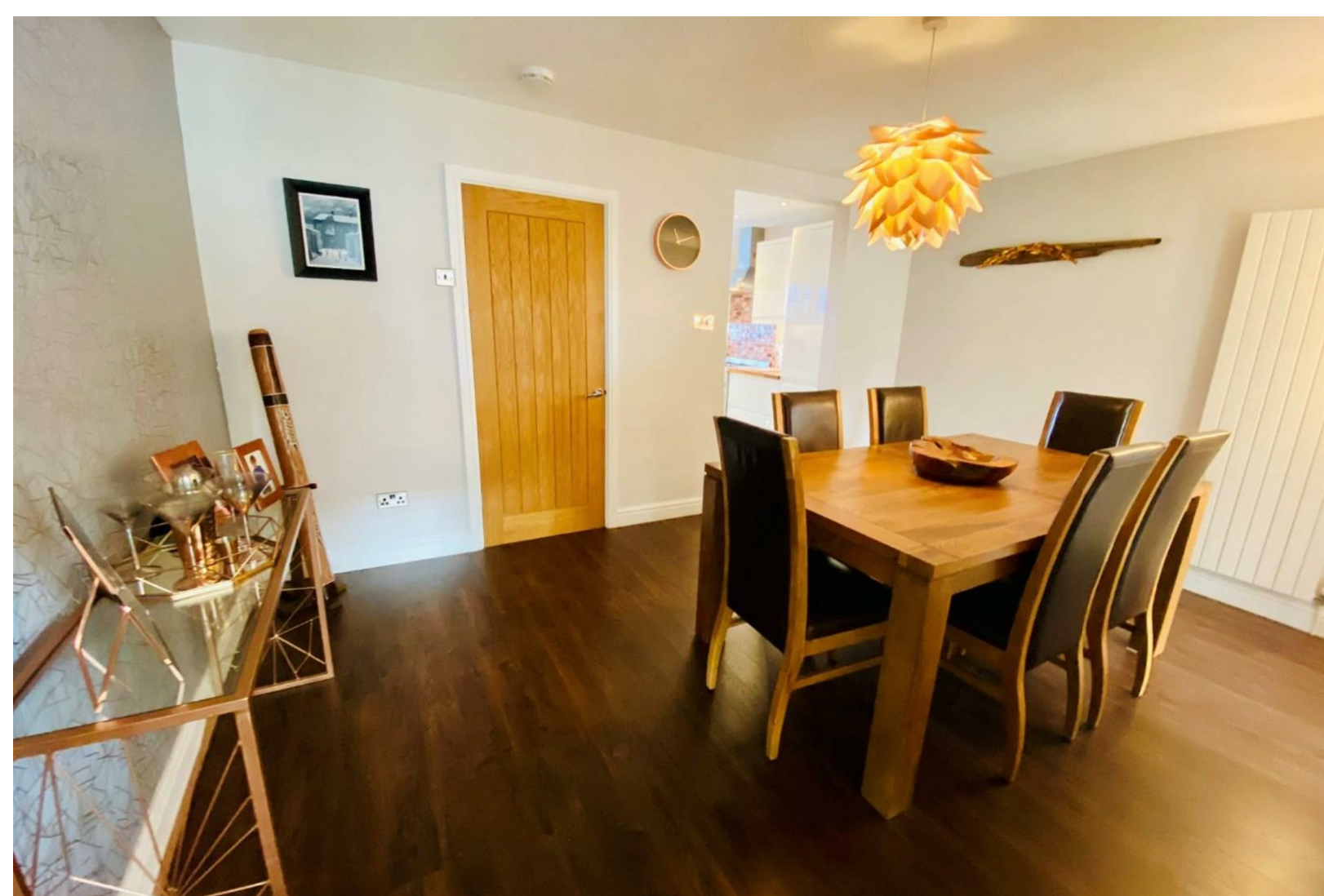
Price guide €400,000

A truly exceptional, three bedroom, detached home with open views to the front elevation and presented in fabulous condition throughout.

As you enter through the composite front door there is a useful tiled porch which is perfect for kicking off your shoes, hanging up your coat and keeping the rest of the home clean and tidy. Off the porch is the downstairs toilet and a further door which leads in to the entrance hall.

Amtico flooring runs through out the ground floor, custom wooden shutters on all windows and there is an attractive and neutral palate to the décor. From the entrance hall carpeted stairs lead up to the first floor landing and a solid oak door leads in to the dining room.

Off the dining room is the modern fitted kitchen with all integrated appliances, range oven and solid wood, butcher block work surface.

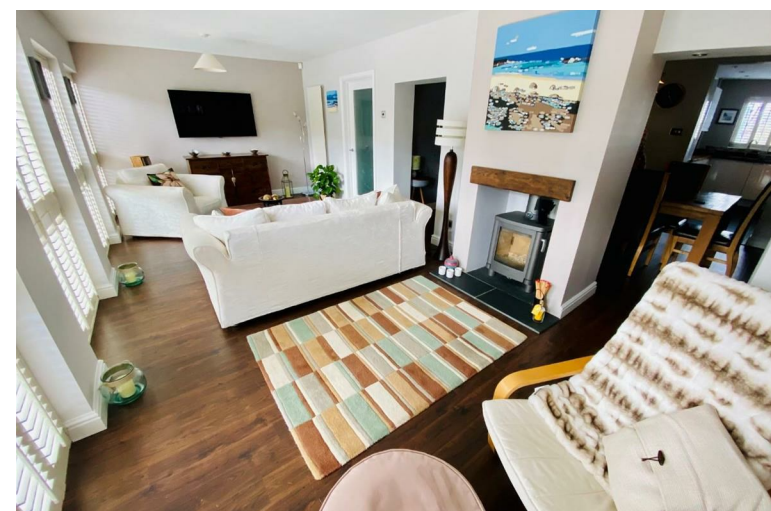
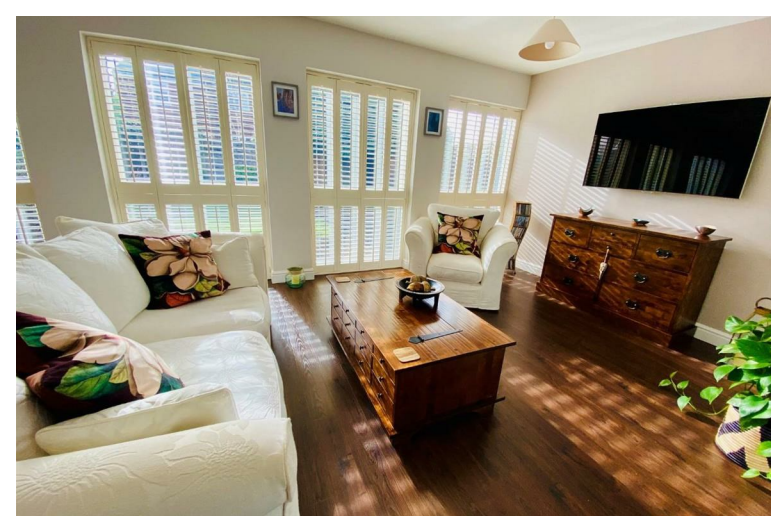


The living room is accessed from the dining room via two open archways, the main feature of this room is the Swedish woodburning stove and the south facing view over the rear garden. The ground floor is finished off by a useful study located off the living room.

Upstairs there is the main, double bedroom with fitted wardrobes, two further double bedrooms and a fabulous, four piece bathroom with underfloor heating. Outside to the front is driveway parking for 3 cars and access in to the single garage. To the rear is a south facing and secure garden. Accessed from the front and rear elevation of the property is a really handy shed which runs the length of the house.

Call the Warwick office today to book your viewing.

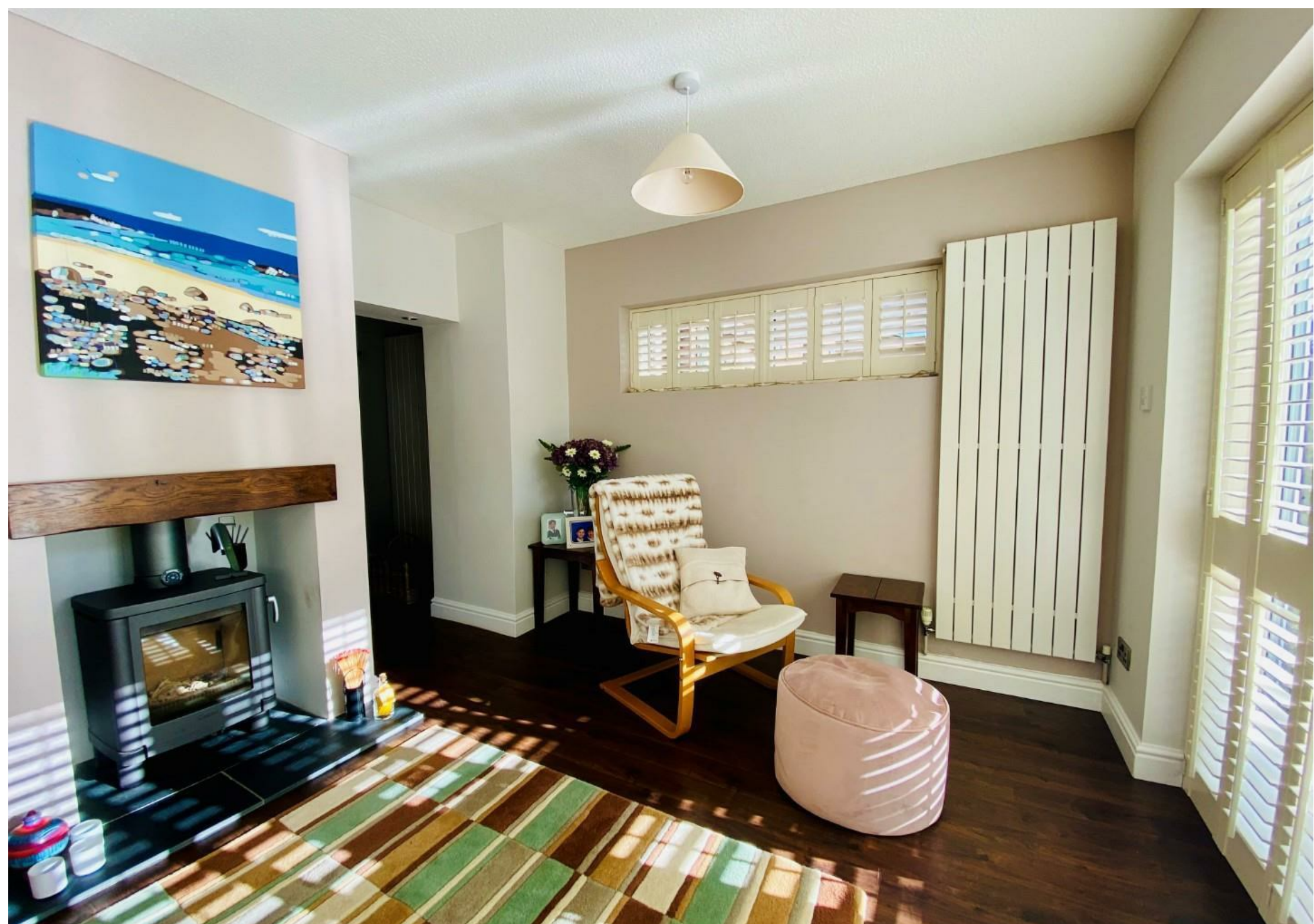




## Location

Situated on Hampton Magna we have for sale this three bedroom detached home. Being within easy walking distance of Warwick Parkway train station make this a fabulous property for somebody who needs to commute to London or Birmingham. The A46, M40 and associated road networks are also easily accessible. Located just outside the medieval town of Warwick which boasts a spectacular castle, a number of well respected primary and secondary schools, a number of boutique shops and an abundance of bars and restaurants. Hampton Magna also benefits from a number of amenities within the village itself - a pub, local shop and a café.

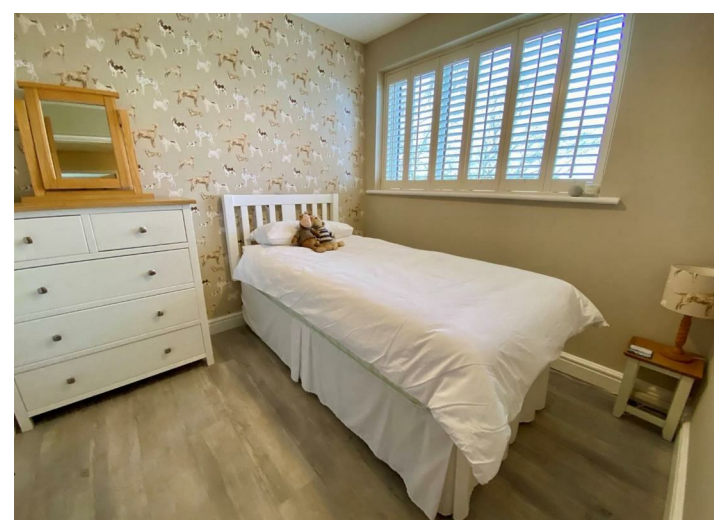
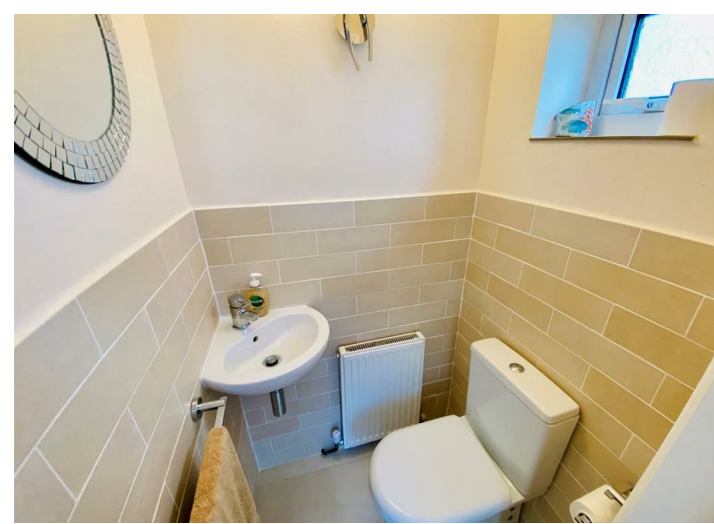


















# The Property

## Entrance

A gravel driveway with paved pathway leads to the composite front door. This opens up in to the porch which in turn gives access in to the ground floor WC and the entrance hall.

## Ground Floor WC

Having an obscure glazed, double glazed window to front elevation and fitted with a low level WC, wash hand basin with chrome hot and cold mixer tap, gas central heating radiator and a light point to wall.

## Entrance Hall

Accessed from the porch via a UPVC double glazed door and having a gas central heating radiator, under stairs area with built in storage and carpeted stairs lead up to the first floor.

Solid oak door gives access in to the dining room.

## Dining Room

14'7" x 10'3"

Having a continuation of the Amtico flooring a neutral décor with one feature wall papered wall, light point to ceiling and a modern, tall, gas central heating radiator.

## Kitchen

11'4" x 8'1"

Tiled flooring and neutral décor to walls and ceiling, spotlights to ceiling and to kickboard, UPVC, double glazed window to front elevation with plantation style shutters fitted and benefitting from open countryside views, Italian glass tiled splash back, solid wood butcher block worksurface and units to floor and wall being of handle less design with a white, high gloss frontage. Integrated appliances of a full height fridge, full height freezer, Neff dishwasher, SMEG stainless steel range oven with a SMEG stainless steel extractor above, black one and a half bowl sink with matching drainer and chrome hot and cold mixer tap, various electric sockets and fused switches.

## Living Room

22'11" x 10'7"

Having Amtico flooring and neutral décor to walls and ceiling with two feature wall papered walls, two light points to ceiling. High level, UPVC double glazed window to side elevation with plantation style shutters fitted, three full height UPVC double glazed windows to rear elevation and double, UPVC double glazed French doors to rear elevation leading out in to the garden all with plantation style shutters fitted. Two tall, modern gas central heating radiators, inglenook fireplace with wrought iron wood burner fitted on a tiled hearth with wooden mantle.

## Study

8'6" x 7'10"

Accessed from the living room via a wooden framed, obscure glazed door and having Amtico to floor and one feature wall, fitted shelving and there are spotlights to ceiling.

From the entrance hall carpeted stairs lead up to the first floor landing with light point and loft hatch to ceiling (loft being partially boarded with a pull down ladder), solid oak doors leading to all rooms.

## Bedroom One

11'7" x 11'3"

With Amtico flooring and neutral décor to walls and ceiling, UPVC double glazed window to rear elevation with plantation style shutters fitted and with gas central heating radiator below. Triple built in wardrobe.

## Bedroom Two

11'3" x 8'8"

With Amtico flooring and neutral décor to walls and ceiling, UPVC double glazed window to rear and to side elevation with plantation style shutters fitted. Gas central heating radiator below rear elevation position window.

## Bedroom Three

8'5" x 8'2"

With Amtico flooring and neutral décor to walls and ceiling with one feature wall papered wall, UPVC double glazed window to front elevation with plantation style shutters fitted and enjoying the benefit of the countryside views. Gas central heating radiator fitted.

## Bathroom

One of the best rooms of the house! Offering a four piece suite of large corner shower with chrome shower attachments with an additional waterfall style shower head, low level WC, floating vanity unit with large drawer and white basin with chrome hot and cold mixer tap and large lit mirror above, bath with chrome mixer taps set in a central position with a shower attachment, chrome heated towel rail, under floor heating and there are spotlights to ceiling

## Outside

To the rear of the property is a South facing enclosed garden, to the majority laid to lawn with a good sized paved patio, well stocked and mature beds. A useful and lockable lean to runs down the side elevation of the property and provides useful storage for bins, bikes etc

To the front is a gravel driveway providing off street parking for at least 3 vehicles and one well maintained flower bed.

The garage is accessed from the front via a grey coloured up and over door and measures 5.16m x 2.41m







# General Information

**Tenure:** We believe the property to be Freehold. The agent has not checked the legal status of the property. The purchaser is advised to obtain verification from their legal advisers.

Mains water, gas and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Fixtures & Fittings** Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested.

All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

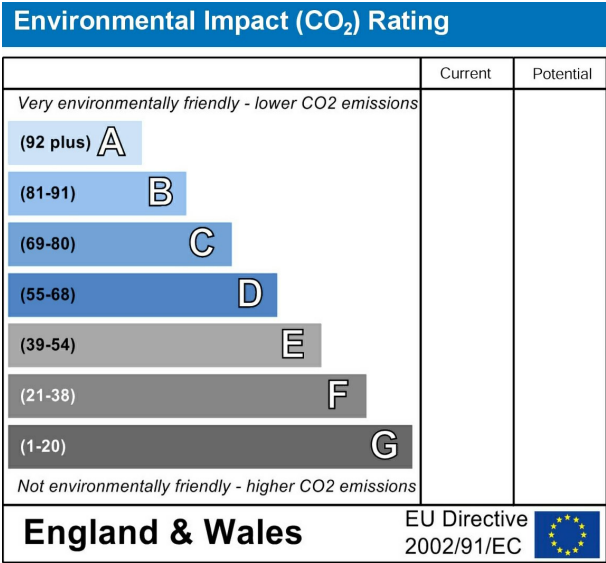
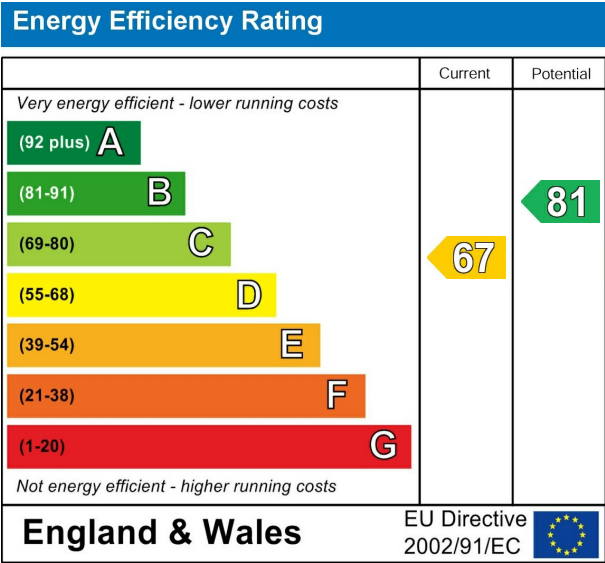
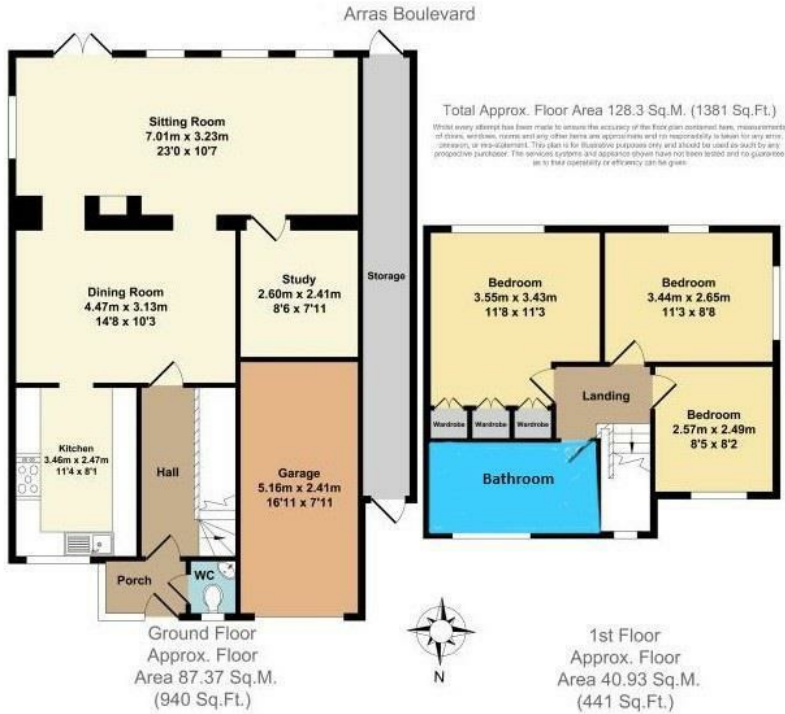
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The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.

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Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available.

This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.





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