







3 Bedroom House - Semi-Detached

located on School Hill, Napton

Offers Over £450,000

UP Estates

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Offers Over £450,000

- DECEPTIVELY SPACIOUS & BRIGHT, EXTENDED COTTAGE
- SOUTH EAST FACING GARDEN WITH ROLLING COUNTRYSIDE VIEWS
- THREE DOUBLE BEDROOMS
- WC & FAMILY BATHROOM
- WELL REGARDED NAPTON VILLAGE LOCATION
- A BEAUTIFUL MIX OF CHARACTERFUL YET MODERN FEATURES THROUGHOUT

**NO CHAIN! - Picturesque Countryside Views - Three Double Bedrooms - WC & Family Bathroom - Bright & Spacious Home - South East Facing Garden - Characterful Yet Modern Features Throughout - Deceptively Spacious & Extended To The Rear ** Set at the heart of the highly desirable village of Napton, is this stunning three-bedroom cottage. With rolling countryside views and an abundance of character throughout, this lovely home has much to offer & in-person inspection is essential!







The downstairs accommodation comprises of a kitchen/diner, lobby/pantry leading to the w/c, open plan sitting room complete to a high standard and adorned with character features including an inglenook fireplace that is fitted with a log burner, as well as original "smoke house hooks". Flowing through to extended sun room with impressive panoramic open field views. This wonderful addition floods the downstairs accommodation with natural light and offers a very versatile space. Followed by the versatile family room/office with understairs storage.

The kitchen/diner is fully fitted with a range of wall and base units and gives a real sense of country living. This spacious and social room is adorned with character features inclusive of an original feature stove. The kitchen is complete with an integrated dishwasher, a Belfast sink, fitted window seat and an electric oven and hob; with ample space for free standing white goods and a sizeable dining table this space is perfect for family dining and entertaining guests.

The upstairs accommodation briefly comprises of three bedrooms and a family bathroom.

All three bedrooms are generously sized double rooms with the second bedroom offering a feature fireplace and built in wardrobe.

The family bathroom is complete with a white tiled suite inclusive of a shower over the bath, floating hand wash basin mounted in vanity unit, WC and heated towel rail.

Original elm wooden flooring and beams continues the sense of charm and history throughout the home.

Outside, the home is blessed with a suntrap garden that is laid mainly to lawn with decked area that offers the perfect space for al fresco dining and entertaining guests. The garden also offers breath-taking views of the village and countryside which make this home a real showstopper.

This picturesque home also benefits from double glazing throughout, a downstairs w/c an outbuilding for storage/utilities, benefitting from hot/cold water and electricity.

Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home offers rural community living at its finest.

IMPORTANT NOTE TO PURCHASERS



Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.









School Hill, Napton





Total Area: 133.3 m² ... 1435 ft² (excluding store)

All measurements are approximate and for display purposes only

CONTACT

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