

Connells

Hunt Close
Hampton Magna Warwick

Hunt Close
Hampton Magna Warwick CV35 8SW

for sale offers over
£585,000







Property Description

A spacious four bedroom detached bungalow with a good-sized mature rear garden, double garage and driveway to the front. This home presents a fantastic opportunity to purchase a home within close proximity to Warwick, yet walking distance to green spaces nearby. The home further benefits from an array of living space, air conditioning units for the summer months and a fantastic lounge/garden room.

The property in brief comprises, entrance hall, shower room, kitchen, impressive lounge and garden room, four bedrooms - one used as an office but can fit a double bed! There is a further family bathroom with shower and bath and a generous sized rear garden.

The Location

Hampton Magna is lovely family village situated on the outskirts of the historic Warwick Town. Within walking distance of the property there are playgrounds, cafe's, Budbrooke Medical Centre and other local amenities. The property is also within walking distance to Budbrooke Primary School and is just a short drive to Aylesford High School, both Ofsted rated good.

For the regular commuter the nearby A46 links directly to the M40 motorway at Warwick, as well as linking to the A45 and Eastern Coventry bypass for the M69 and M6. Warwick parkway is also a short 15 minute walk away.

Hunt Close is a less than 10 minute drive or roughly 50 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

Entrance Hall

Store cupboard housing meters and wood style flooring.

Shower Room

Comprising a white suite of low level w/c, wash hand basin, walk in shower cubicle and a window to rear.

Kitchen

17' 4" x 6' 11" (5.28m x 2.11m)

Fitted with a range of base and wall mounted units with complementary work surface over. Appliances to include; an electric double oven with hob and cooker hood above, below cabinet fridge and freezer, washing machine and dishwasher. There is a tiled splashback, pantry cupboard, external door and two windows to rear.

Open Plan Lounge / Dining

23' x 17' 7" (7.01m x 5.36m)

Lounge

Ample sized room offering space for sofas and storage. Benefiting from a log burner and wood style flooring.

Dining Area

Continuation of wood style flooring, with an impressive roof lantern and fitted air conditioning unit which also benefits the lounge area. There are windows to the rear and side with French doors leading out to rear garden.

Garden Room

Window to front and side, impressive roof lantern, with wood style flooring and doors leading out to rear garden.

Master Bedroom

14' x 13' 1" (4.27m x 3.99m)

Window to rear and wood style flooring.

Bedroom Two

12' 6" x 10' 4" (3.81m x 3.15m)

Window to front, carpeted flooring and built in storage cupboard - also has an air conditioning unit situated in here.

Bedroom Three

12' x 8' 10" (3.66m x 2.69m)

Window to front, wood style flooring and cupboard which was a former w/c,

Bedroom Four

12' 6" x 9' 4" (3.81m x 2.84m)

Window to front, carpeted flooring and built in storage cupboard.

Bathroom

A white suite comprising bath, vanity wash band basin, low level W/C, walk in shower and a obscure glazed window to the side elevation. This room is offered with underfloor heating and a chrome heated towel rail.

Front Garden

Mix of laid to lawn, shrubbery and tarmac driveway with a wood built log store.

Rear Garden

A wonderful rear garden offering a raised decking, paved patio, shed, pond (currently covered) and side access.

Double Garage

17' 3" x 15' 6" (5.26m x 4.72m)

Currently used as an internal room in the home, with a cupboard housing boiler.

Vendors Notes

10 year warranty for front door, replaced 2025.

Fully owned solar panels to front and rear offering reduced electricity bills and grid payouts for excess energy produced.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.














WELCOME
TO THE
Jungle





Total floor area 151.7 m² (1,633 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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14 High Street
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EPC Rating: C

Council Tax Band: E

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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