



The Spinney, Hampton Lucy
CV35 8DJ

In Excess of **£775,000**



Are you looking for the perfect family home with the convenience of modern living? Do you want village life but also good access to local amenities? Then look at this wonderful example of a five-bedroom, executive, detached home boasting an enviable position on the outer edge of an exclusive and spacious development of just 25 houses with amazing open views over fields to the rear.

This desirable village of Hampton Lucy has a good primary school and local pub, and is equidistance from Stratford-upon-Avon, Warwick and Leamington Spa Town Centres. For commuters there is easy access to the A46 and M40 motorway.

We all know that the drawback of modern properties can be a lack of parking and small gardens. This property ticks the boxes, with parking for approximately four cars plus a double garage, there's enough parking for the whole family. With regards to the garden, being blessed with being a corner plot, this is as good a garden as we've seen on a property of this age. The Vendors have added a fantastic garden studio/gym and created a lovely seating area to enable you to sit and take in the glorious view.

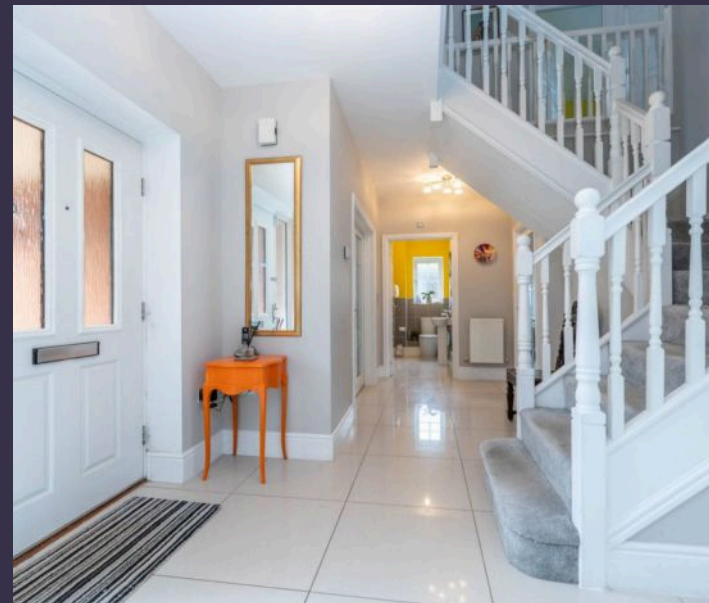


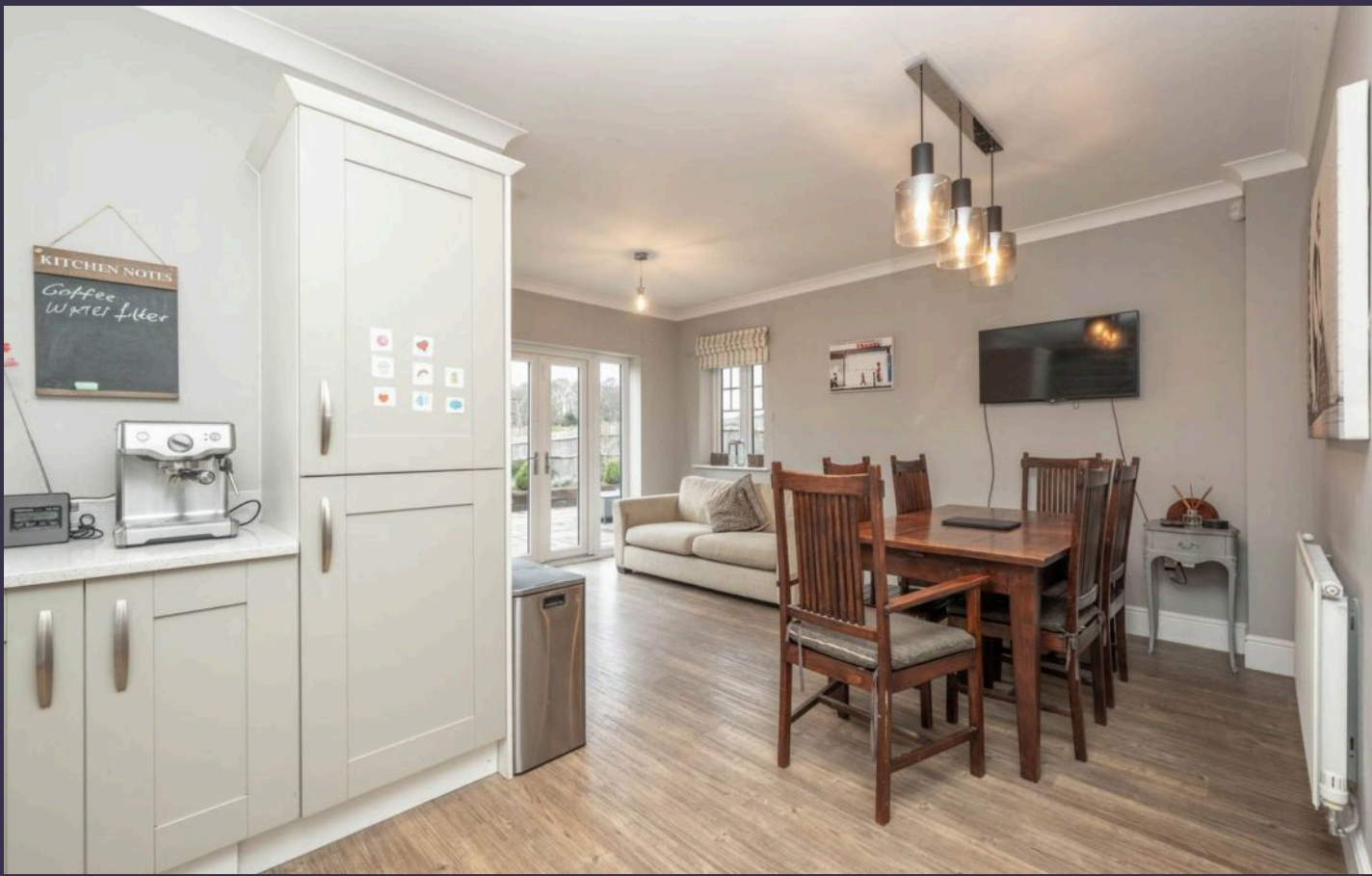
The internal layout of the property is an appealing one with a blend of open-plan spaces and separate rooms. You enter via a spacious hallway and central galleried landing, there is more than enough room to greet guests. The first thing that strikes you as you enter is how high the ceilings are which creates a great feeling of space. The glazed internal doors that lead off to all the downstairs rooms create a lovely bright and light entrance.

The real feature of this property and the hub of the house is the Kitchen/Dining/Family room which opens out into the garden. This is a fantastic family and entertaining space, and you would probably spend most of your time in here. The modern and well-equipped kitchen is fitted with a range of sage shaker style units having complementary quartz worksurfaces over, a Range style cooker and integrated appliances.

There is also a handy utility room with side door where you can contain muddy paws after long walks and a separate downstairs cloakroom, a real must in all good family homes.

The generous, bay fronted sitting room is a great room to kick back and relax in front of your favourite box set. Having ample space for the largest of sofas, the feature fireplace creates a focal point to the room and French doors frame the wonderful garden and view beyond, helping blend internal and external spaces.



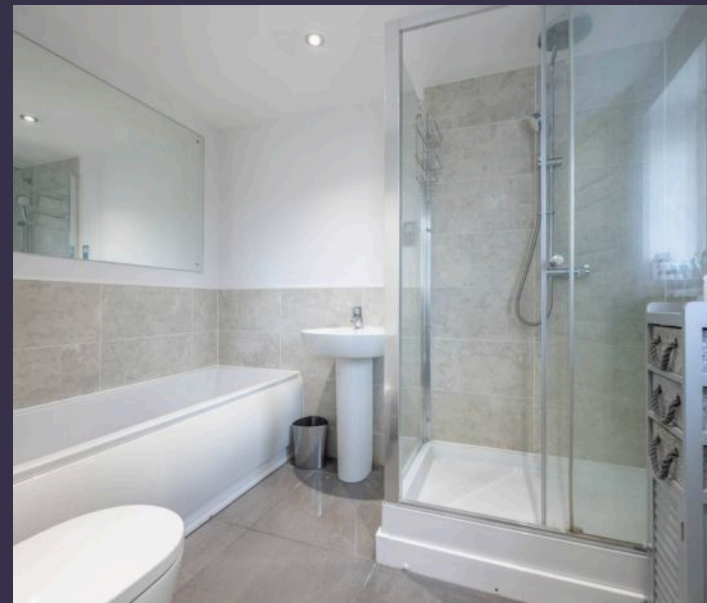


The second reception room is flexible in its use and can either be used as a dining room, playroom or study, depending on your style of living.

To the first floor there is a galleried landing, giving access to five generous bedrooms all feel light and bright. Two bedrooms each boast en-suites; the Master has a bathroom and separate shower cubicle, and the second bedroom has a shower en-suite, both fitted with contemporary suites. The master bedroom has two double built-in wardrobes aiding in keeping the room decluttered. Being located to the rear of the property, you can take advantage of those views whilst enjoying a morning cup of coffee in bed.

Bedrooms three and four can accommodate double beds and bedroom five is currently being used as an office.

The main family bathroom has that all important bath and a separate shower.





Outside, the rear garden extends to the rear and around to the side of the property, the garden is mainly laid to lawn with evergreen shrubs and the aforementioned large patio is edged with railway sleepers having inset lighting, there is plenty of room for outdoor sofas and dining table. This garden is ideal for inviting friends and family over for a summer BBQ the adults drinking cocktails and the children playing together. There is gated side access and an water outside tap.

There is a steel framed outside gym/garden office which has a 10-year structural guarantee. Fully insulated, heated with electrical supply.

There is a driveway providing parking for up to four vehicles and the double garage has an electric roller shutter door, Porcelain tiled flooring. This space could easily be converted and would be a great place to have a gym. There is also loft access offering further valuable storage.

All mains services are connected.





Council Tax band: G

Tenure: Freehold

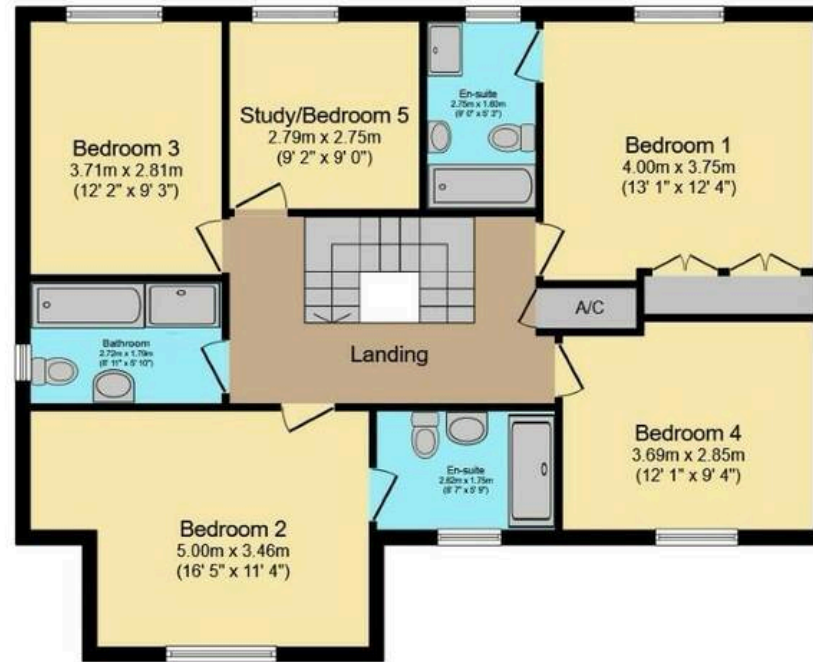
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

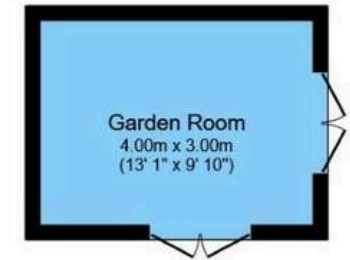
- Executive Five Bedroom Detached Home
- Two Reception Rooms
- Open Plan Kitchen Dining Family Room
- Utility Room & Downstairs Cloakroom
- Three Bathrooms
- Steel Framed Garden Office/Gym
- Large Rear & Side Gardens with Field Views
- Driveway & Double Garage
- Desirable Village with Primary School & Pub
- Easy commute to Stratford-upon-Avon, Warwick, A46 & M40 Motorway



Ground Floor



First Floor



Outbuilding

Total floor area 208.2 sq.m. (2,241 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).





Natalie Christopher Estate Agents

The Hamlet, Leek Wootton, Warwick - CV35 7QW

01926 967244 • hello@nataliechristopher.co.uk • nataliechristopher.co.uk

