

# Peter Clarke

---



1 Hatton Flight

Birmingham Road



# 1 Hatton Flight

Birmingham Road CV35 7JP

Four bedroom detached luxury family home set out over four levels and offering spacious and flexible living accommodation throughout with over 2300 sq ft of living space. Internally the property benefits from living room, dining room and study on the ground floor whilst on the lower ground floor, kitchen breakfast room, family room and utility room, the first floor offers three bedrooms plus two en-suites and Jack & Jill bathroom, there is a fourth bedroom on the second floor with en-suite. The property has ample gravelled driveway behind a gate with access to double garage and an attractive and large multi level garden to the rear.

- Luxury four bedroom property
- 2300 sqft living space
- Three En-Suites
- Living Room, Dining Room, Study
- Kitchen Breakfast Room, Family Room

£745,000

Peter Clarke

4 Euston Place,  
Leamington Spa, Warwickshire CV32 4LN

01926 429400

leamington@peterclarke.co.uk

[www.peterclarke.co.uk](http://www.peterclarke.co.uk)



**HATTON** Hatton is a really nice place to live and offers an excellent range of amenities for all ages. Just two miles north of Warwick, Hatton is a highly sought after area which is surrounded by lovely walks and cycle rides through the countryside. There is also a series of 21 locks on the Grand Union canal and the shopping village of Hatton Country World. There are two public houses, The Falcon Inn and The Hatton Arms. There are excellent schools to suit all ages both private and state in nearby Warwick and Leamington Spa. There is also easy access to the motorway network via M40 and onwards to the M42, M5 & M6. Hatton railway station and Warwick Parkway station are close by and have regular commuter trains to Warwick, Stratford-upon-Avon, Leamington Spa, Birmingham and London Marylebone. Birmingham International Airport, Railway Station and the NEC are 10 miles away.

## **ACCOMMODATION**

The property is approached via a gravel driveway with footpath leading to front door which leads through to

**ENTRANCE HALLWAY** with door through to

**LIVING ROOM** offering front and rear aspects and two double glazed windows to side, door to

**CLOAKROOM** with wash hand basin and low level wc, window to front.

**STUDY** window to front and side of property.

**DINING ROOM** with window overlooking rear garden.

Stairs leading down to

**LOWER GROUND FLOOR** with useful under stairs storage and door to

**UTILITY ROOM** with sink and drainer unit with mixer tap attachment and incorporating integrated washer and dryer.

**FAMILY ROOM** with window to front and double glazed French doors to rear patio.

**KITCHEN BREAKFAST ROOM** fitted with an attractive range of wall and base mounted wooden units with granite work surfaces and central island with breakfast bar. High specification Bosch integrated appliances throughout including stainless steel hob with extractor above, microwave and double oven, concealed dishwasher and fridge freezer, inset spot lights, tiled flooring throughout and double glazed doors leading to patio terrace to rear and window to light well to front elevation.

**FIRST FLOOR LANDING** with door to

**BATHROOM** offering a Villeroy & Boch suite incorporating low level wc, wash hand basin and panelled bath with stainless steel wall mounted shower attachments, tiled flooring and walls, inset spot lights, chrome radiator towel rail, window to front. Door leading to

**BEDROOM THREE** with built in storage and window to front of property.

**MASTER BEDROOM** with window to front, door to

**SHOWER EN-SUITE** offering a large walk in shower and a Villeroy & Boch low level wc with wash hand basin and mixer tap attachment, tiled flooring and inset spot light. Of further benefit to the master bedroom is a dressing room area with window overlooking rear garden.

**BEDROOM TWO** with built in wardrobes, window overlooking rear garden and door to

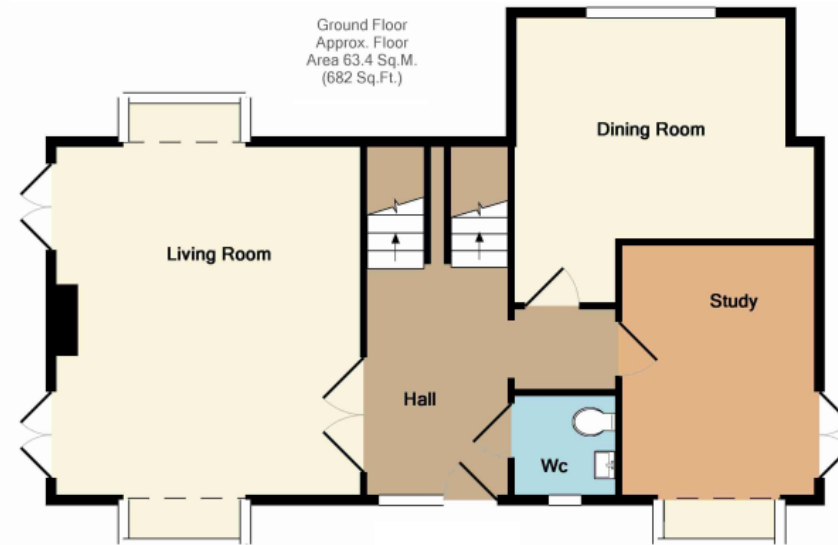
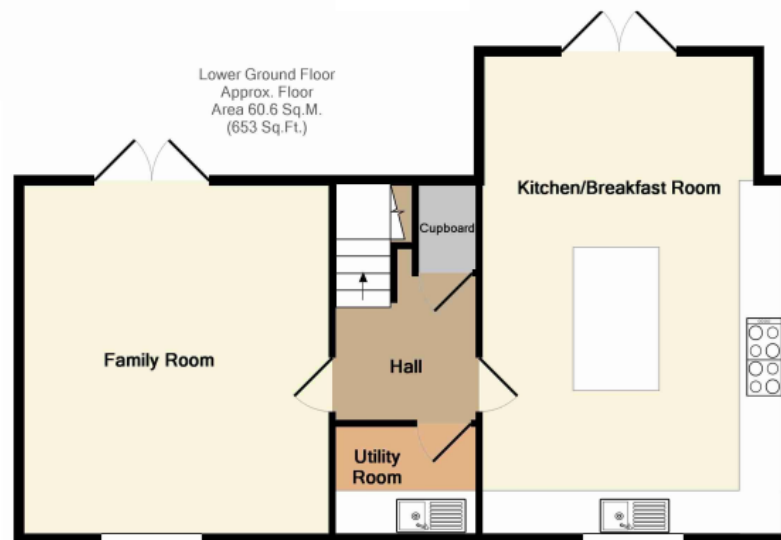
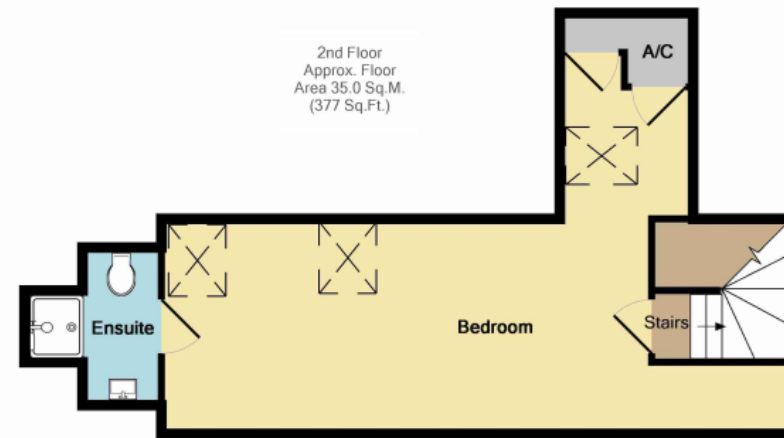
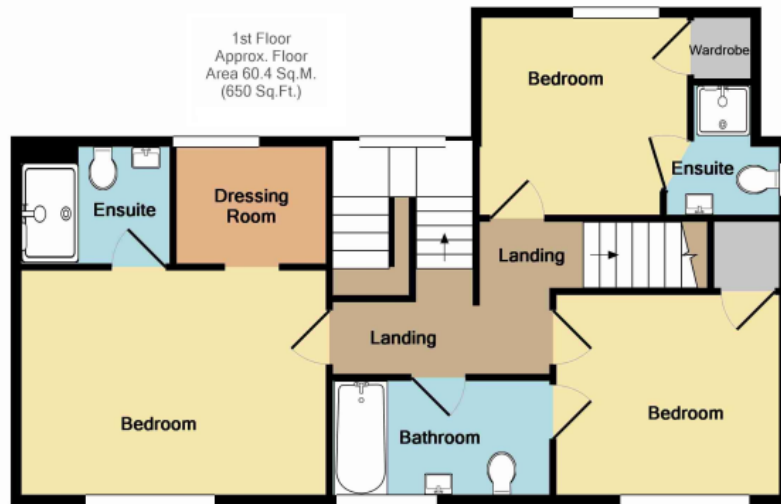
**SHOWER EN-SUITE** with shower, Villeroy & Boch low level wc and wash hand basin.

Stairs leading to

**SECOND FLOOR BEDROOM** with three velux windows and door to

**SHOWER EN-SUITE** with shower, low level wc and wash hand basin.

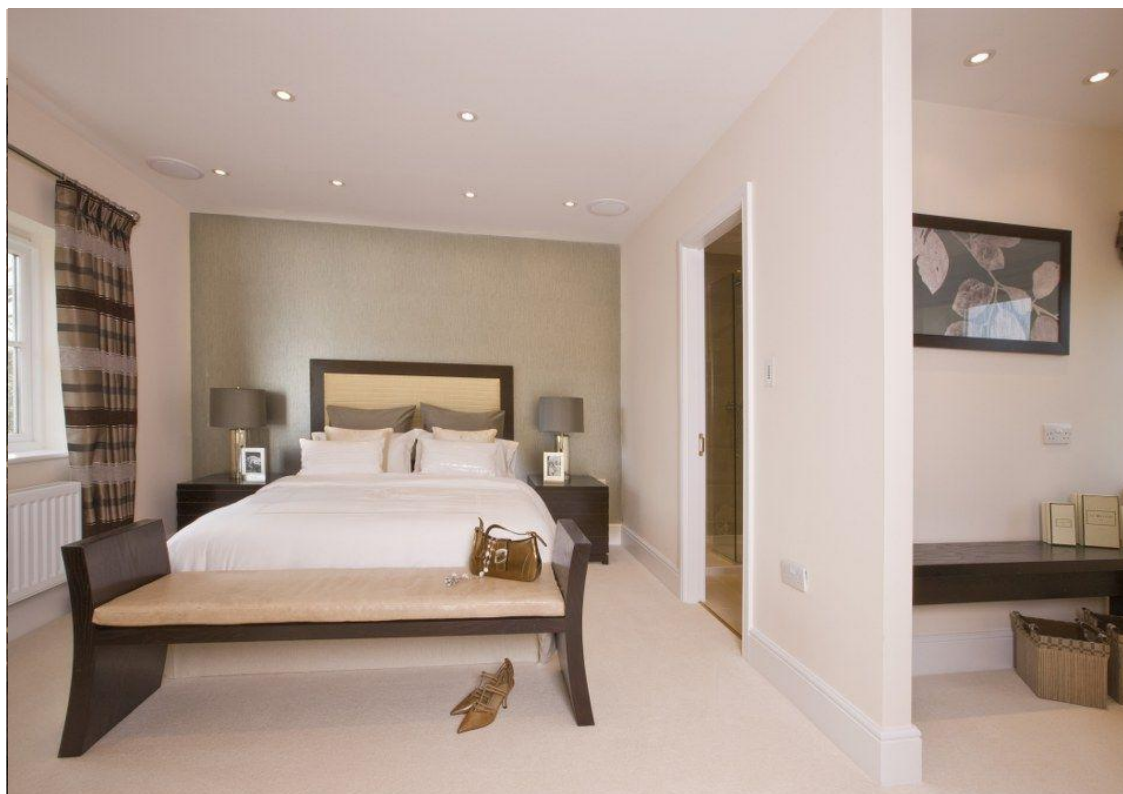




1 Hatton Flight, Birmingham Road, Hatton  
Total Approx. Floor Area 219.4 Sq.M. (2361 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2011



## OUTSIDE

**FRONT** to the front of the property there is a gravelled driveway offering parking for a number of cars and access to a

**DETACHED DOUBLE GARAGE** with useful storage above and personal door into small lobby area.

**REAR** the rear garden is mainly laid to lawn and being surrounded by timber fencing and hedging. The garden is set out over three levels with the lower level having a patio area ideal for entertaining or dining with steps up to level two offering a decked area and a small section of artificial lawn. There are further steps up to the main body of the garden which is laid to lawn.

**AGENTS NOTE** the property is currently tenanted so furnishings will be different to the photographs used in the particulars and online.

## GENERAL INFORMATION

**TENURE:** We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains water, gas, electric and drainage are connected to the property. However, this must be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority Warwick District Council and is understood to lie in **Band G**.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C.** A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.



**DIRECTIONS:** Leaving Warwick on the A4177 to Solihull, continue along this road and shortly after the first roundabout the property will be found on the left hand side of the road, identified by a for sale board.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



Peter Clarke

**Five offices throughout South Warwickshire & North Cotswolds**