



HAWTHORNS, SHAWS LANE, HATTON, CV35 7JA  
ASKING PRICE £925,000



» Beautifully Presented

» Four Bedroom Detached Dormer Bungalow

» Set Within A Plot Extending To Approx. Half An Acre

» Offering Significant Scope For Extension (STPP)

» Uninterrupted Views To Open Fields

» Large Open Plan Kitchen/Dining And Family Room

» Set Behind Large Stoned Driveway

» Double Garage/Workshop And Boot Room

» Large South Facing Gardens

### PROPERTY OVERVIEW

Set within a most outstanding and private plot extending to approximately half an acre, this extremely versatile four bedroom detached dormer bungalow offers significant potential to extend and / or redevelop (subject to the necessary planning permissions). The Hawthorns is a beautifully presented property boasting immense amounts of natural charm and is set back behind a large stoned driveway providing ample parking for several vehicles. On entering the property you cannot fail to fall in love with the ambience and character of the ground floor living accommodation which affords solid oak flooring throughout and includes a large open plan kitchen / dining and family area which also opens into a separate living room with integrated log burner and views to the south facing rear garden. The remainder of the ground floor accommodation includes two double bedrooms, a third bedroom / study and a refurbished shower room which is finished with Villeroy and Bosch fittings and walk in shower. Located off the kitchen / dining area is access to a large boot room and workshop which has been created by the present owners from what was a four car garage and which is now an excellent double. To the first floor the property affords a further double bedroom with Juliet glass balcony boasting uninterrupted views to open fields and also affording ample space to create an ensuite. Outside the property enjoys a wide plot with formal landscaped gardens and grounds which include a storage shed, summer house and covered Pergola and significant scope for extension to the left hand boundary (STPP).

### PROPERTY LOCATION

Hatton is a delightful village nestling amongst Warwickshire countryside and within easy reach of Warwick (3 miles) and Leamington Spa (5 miles). In addition, Stratford upon Avon, Kenilworth and Coventry are easily accessible via the Warwick by-pass some 2 miles distant and the market town of Henley in Arden is also within easy reach. Further afield, Solihull, Birmingham and London can all be reached via the M40 and M42 motorway network which, in turn, leads to the M1, M6 and M5. The National Exhibition Centre, Birmingham International Airport and Railway Station are within approximately twenty minutes drive. Warwick Parkway Station is a short drive away and provides a direct service to Birmingham, Solihull and London Marylebone.

### COUNCIL TAX

Band G

### TENURE

Freehold

### SERVICES

Water meter, mains gas and electricity

### BROADBAND

BT - Fibre Optic

### LOFT SPACE

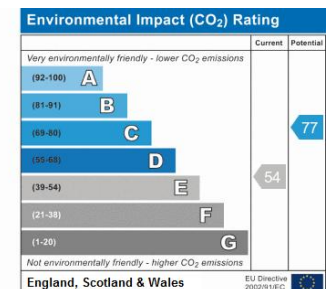
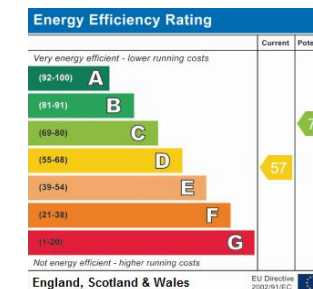
Part boarded, ladder and lighting

### GARDEN

All aspects, but mainly south facing

### ITEMS INCLUDED IN THE SALE

Freezer, dishwasher, washing machine, carpets, some curtains, blinds, garden shed and summer house



## HALL

### LIVING ROOM

18' 4" x 14' 5" (5.60m x 4.40m)

### KITCHEN/DINING & FAMILY ROOM

28' 10" x 26' 11" (8.80m x 8.20m)

### BOOT ROOM

10' 2" x 9' 6" (3.10m x 2.90m)

### WC

### GUEST WC

### BEDROOM ONE

12' 8" x 11' 6" (3.85m x 3.50m)

### BEDROOM TWO

11' 6" x 9' 6" (3.50m x 2.90m)

### BEDROOM THREE/STUDY

10' 6" x 8' 6" (3.20m x 2.60m)

### BATHROOM

8' 10" x 8' 2" (2.70m x 2.50m)

## FIRST FLOOR

### BEDROOM FOUR

17' 5" x 15' 9" (5.30m x 4.80m)

## OUTSIDE THE PROPERTY

### GARAGE

23' 0" x 22' 8" (7.00m x 6.90m)

### GARDEN

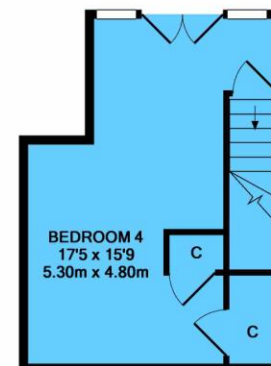
All aspects, but mainly south facing







GROUND FLOOR  
APPROX. FLOOR  
AREA 1959 SQ.FT.  
(182.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 242 SQ.FT.  
(22.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2201 SQ.FT. (204.5 SQ.M.)

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  
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