



HILLSIDE, NORTHEND

SECCOMBES

CHARTERED SURVEYORS

**HILLSIDE
TOP STREET
NORTHEND
WARWICKSHIRE
CV47 2TW**

Situated 8 miles from Southam, 8 miles to Banbury, 10 miles to Warwick and Leamington Spa, and within 4 miles of Junction 12 of the M40 Motorway at Gaydon

**A WELL PRESENTED DETACHED
MODERN HOUSE, WITH LARGE
GARDENS AND GROUNDS TOTTALLING
JUST UNDER 0.5 ACRE**

Entrance Hall, Guest WC, Sitting Room, Dining Room, Kitchen/Breakfast Room, Conservatory, Three Bedrooms, Bathroom, Driveway & Single Garage, Garden buildings. EPC Rating D

Viewing through: **Kineton office**

Tel: 01926 640498
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Northend is situated at the northern end of the Burton Dassett Hills Country Park, just off the B4100 Warwick to Banbury road. The village provides a Parish Church, Methodist Church, Public House and Village Hall. Local shopping facilities are at Fenny Compton (3 miles), which also has a doctor's surgery and school. Further shopping and educational amenities are available in Kineton, Southam and the larger towns of Banbury, Warwick, Leamington Spa and Stratford-upon-Avon. Road communications are good, with Junction 12 of the M40 Motorway being about three miles to the north-west of the village by road. The main line railway network is accessible at Banbury and Leamington Spa.

Immediately to the south-east of the village is the Burton Dassett Hills Country Park which provides a Warwickshire County Council maintained recreational area which is open to the general public. A number of footpaths from the village give direct access to the Hills.

Hillside is understood to have been built in the late 1960's and forms one of a number of similar detached houses in the street. The current owners of more than four decades have maintained and present the house to a high standard.

Of particular note are the extensive gardens, which in previous years have been open to the public at particular times of the year. Totalling just under half an acre, the current owners have taken much time and energy landscaping and presenting the gardens into the glorious well stocked and carefully tended grounds seen today.

The balanced accommodation is arranged over two floors, with three living spaces to the ground floor and three bedrooms to the first floor. With the benefit of UPVC double glazing and electric heating, the property also offers potential for extension, subject to necessary planning and consents.





GROUND FLOOR

Entrance Porch part-glazed door and windows to front. **Entrance Hall** with built-in cupboard, staircase to first floor. **Guest Cloakroom** with close coupled WC, pedestal wash basin and obscured window. **Sitting Room** with outlook to the front, stone fireplace with matching hearth and mantle over. Sliding glazed doors open to **Dining Room**, glazed door and windows either side, opening to **Conservatory**. laminate floor and double doors opening to rear garden. **Kitchen** with a range of matching units under a marble effect worktop to three walls. Integrated electric hob and single electric oven under. Extractor hood. Space and plumbing for washing machine space and plumbing for dishwasher. Space for fridge. Stainless steel sink with outlook to the rear of the property and glazed door opening to driveway at the side of the property. Built-in cupboard under stairs. Tiled floor.

FIRST FLOOR

Landing with window to the side of the property access to loft space and built-in airing cupboard. **Bedroom One** with outlook to the front, range of built-in wardrobe cupboards with sliding doors. **Bedroom Two** outlook to the rear. **Bedroom Three** outlook to the rear, built-in double wardrobe. **Bathroom** with white three-piece suite, including panelled bath with shower over and glass shower screen. Close coupled WC, pedestal wash basin, towel radiator and obscured window to front.

OUTSIDE

A lawned front garden with planting either side from the street leads to the front of the property with block paved driveway and parking for several vehicles. To the side of the house, double gates lead to a **Single Garage**, with single up and over door to front and window to rear. Fitted electric light and power supply. The rear garden stretches away from the property and is a gardeners delight with many years of planting and nurturing resulting in a spectacular number of shrubs, plants, feature flower beds, lawns, orchard, vegetable garden and wild planting.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are understood to be connected to the property. Central heating is electric.

Council Tax

Payable to Stratford District Council. Listed in Band E

Energy Performance Certificate

Current: 24 Potential: 78 Band: F

Fixtures and Fittings

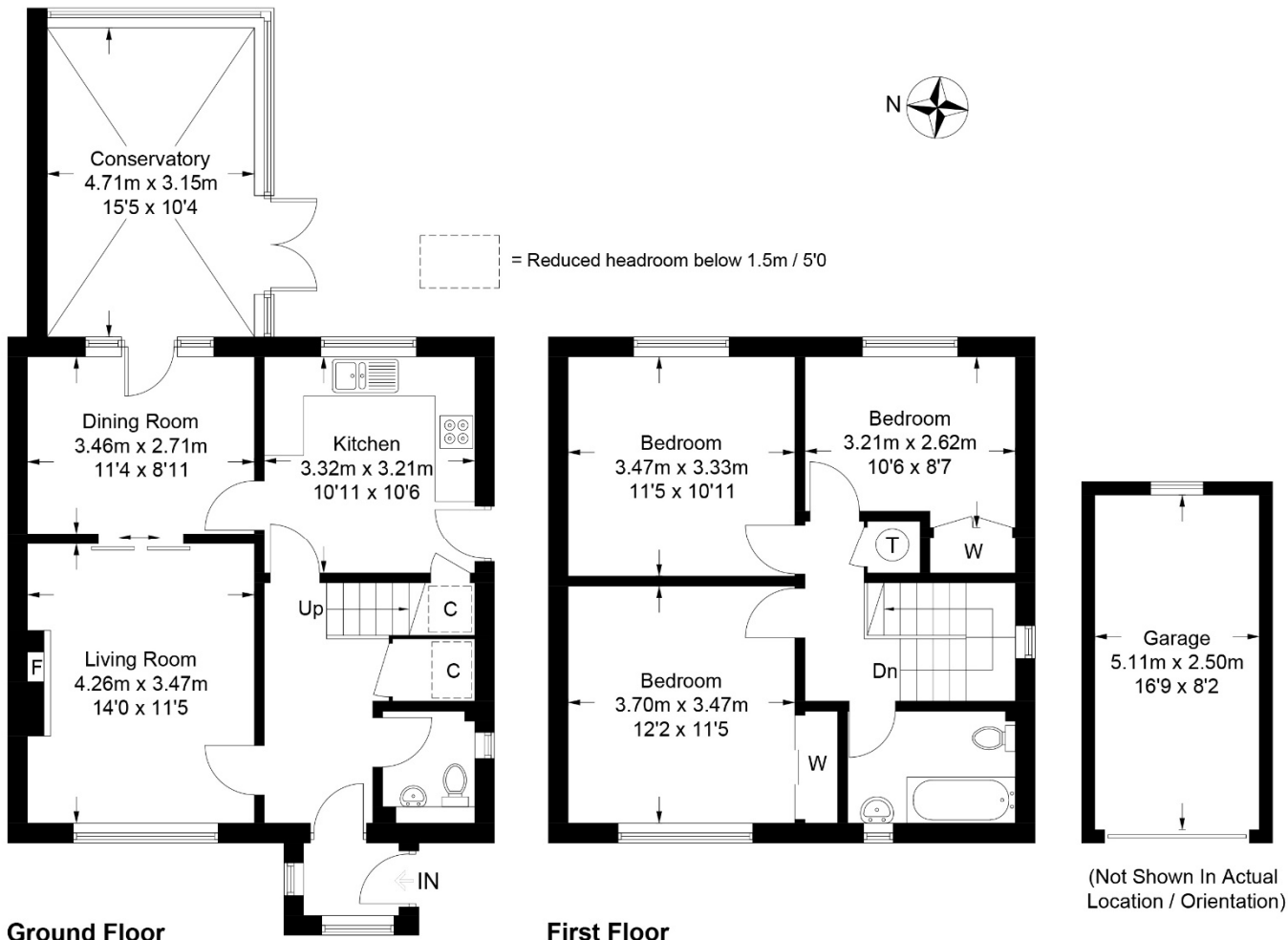
All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Directions

From Kineton take the Southam Road to Gaydon. Upon reaching the traffic island in Gaydon, turn right onto the B4100 towards Banbury. At the next traffic island turn left over the M40 and take the next left into Northend. After passing the public house turn right into Malthouse Lane, which leads into Top Street where the property will be found on the right hand side.

AJC/2106/02.09.21





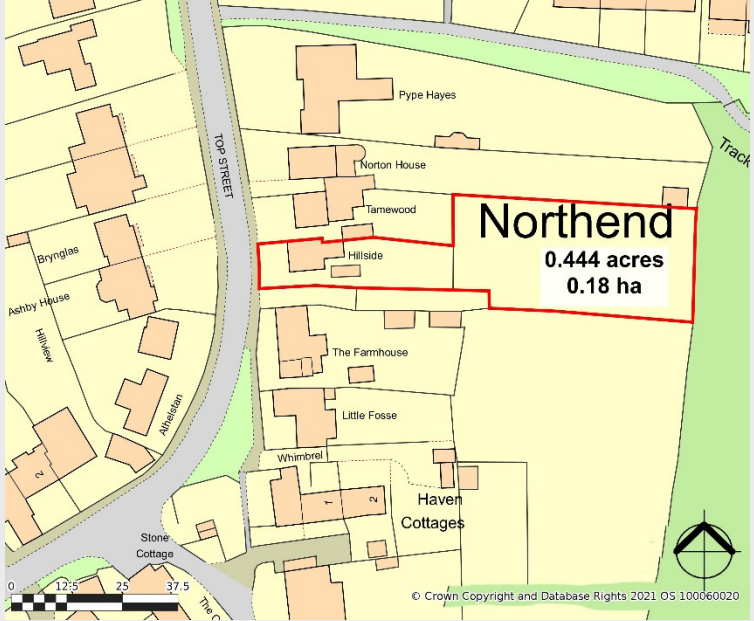
Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 114.8 sq m / 1236 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 127.5 sq m / 1373 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID792728)



IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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