



MARGETTS
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

Ground Floor

Approx. 74.0 sq. metres (797.0 sq. feet)



First Floor

Approx. 67.8 sq. metres (729.5 sq. feet)



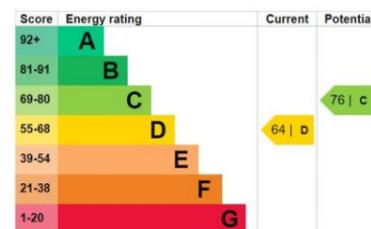
Total area: approx. 141.8 sq. metres (1526.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



MARGETTS
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

16 Spinney Hill, Warwick, CV34 5SF

Guide Price £595,000 Freehold



One of Warwick's most iconic properties! A spectacular modern four bedroom detached family home with three bathrooms, stylish open plan ground floor living rooms with log burner and access to a delightful landscape rear garden. Refurbishment designed by Callingham Associates Architects inspired by the German Huf Haus concept and design. Viewing essential. GARAGE.

.....

ENTRANCE

Double glazed STORM PORCH and front door with glazed side panels opens into the

Grand Entrance Hall with attractive parquet flooring, radiator, under stairs desk unit, shelving and store cupboard.



OPEN PLAN FULL-WIDTH LOUNGE/DINING ROOM

7.9 m x 3.68 m with beautiful parquet flooring, Full height double glazed picture window and full height sliding double glazed patio doors open to the rear garden, down lighters, wood burner, two tall radiators.



STUNNING OPEN PLAN FITTED KITCHEN

5.19 m x 2.4 m with modern quartz moulded work surface extending around the room incorporating a single drainer 1 1/4 bowl sink unit with Grohe Red Duo instant hot water mixer tap and a Smeg five ring gas hob. Comprehensive range of drawers and base units beneath incorporating the Hotpoint full size dishwasher. Bank of tall larder cupboards incorporating the Smeg microwave, Smeg electric oven and separate grill. Tall larder style refrigerator and separate tall larder freezer. Parquet flooring, extractor hood, double glazed windows to the front and double glazed sliding patio doors to the side of the property.



CLOAKROOM

Cloakroom with white suite having low-level WC with concealed cistern, wash and basin with mixer tap and cupboard beneath, parquet flooring and extractor fan

STAIRS & LANDING

Staircase from the entrance hall proceed to the first floor landing with radiator and double door storage cupboards off



VALUATIONS & SURVEYS FOR PURCHASERS

As Chartered Surveyors we conduct a range of surveys and Valuation Reports for prospective purchasers, including RICS Homebuyer Reports and Valuation Condition Reports. Please telephone us for an informal discussion and competitive fee quotation which we trust will meet your survey requirements. We are, of course, precluded from undertaking surveys on properties that Margetts Warwick Limited are offering for sale.

NOTICE

These particulars do not constitute or form part of any offer, or contract, and a prospective purchaser must not rely on any statement made herein or made verbally as representative of any fact. Prospective purchasers should make their own inspections and survey and satisfy themselves as to the correctness of all such statements. Neither the agents, the owner, nor any other persons have any authority to make or give any representation or warranty whatsoever in relation to the property. No responsibility is accepted for any error or omission.

BEDROOM 1 - REAR

4.88 m into wardrobes by 2.89 m maximum reducing to 2.64 m, with double glazed window to the rear, radiator, full height range of fitted wardrobes with shelving and hanging rails, neat sliding pocket door opens to the



BEDROOM 2 - SIDE

5.46 m x 2.7 m maximum with double glazed windows to the front, radiator, down lighters to the angled ceiling, and door opening to the



WELL APPOINTED ENSUITE SHOWER ROOM

with fully tiled shower cubicle with rain shower and adjustable shower together with door and screen, wash and basin with vanity unit and mixer tap, low-level WC with concealed cistern, tiled walls and floor, down lighters, heated towel rail, extractor fan, and large obscured double glazed window.



ENSUITE

with fully tiled shower cubicle with rain shower and hand held adjustable shower, wash hand basin with mixer tap and base unit beneath, concealed cistern and low-level WC, full height tiling, tiled floor, heater rail, extractor fan and down lighters.



BEDROOM 3 - SIDE

3.85 m x 3.41 m with double glazed window to the side of property and radiator.



BATHROOM

A stunning refurbished family bathroom has a white suite with P shaped bath having just have a shower and screen over low-level WC and wash hand basin with vanity unit and mixer tap, heated towel rail, tiled wall and walls and floor obscured double glaze windows down lighters and extractor fan.



BEDROOM 4 - FRONT

Bedroom four front measures 3.04 m including door recess reducing to 2.43 m x 2.63 m with double glazed windows to the front of the property, radiator, and access to the roof space.



OUTSIDE - FRONT

To the front of the property there is a wide driveway mainly laid to chippings providing parking with perimeter borders and access to the

GARAGE

5.84 m x 2.72 m with electrically operated roller door, electric light and power wall mounted logic gas fired central heating boiler and work surface in the base unit and sink have a mixer tap, space and plumbing for appliances under.

DELIGHTFUL REAR GARDENS AND PATIOS

The rear garden is a sight to behold! With large paved elevated patio adjoining the property and steps leading down to a delightful lawn with perimeter borders stocked with shrubs and plants. Further decked patio area designed to catch the evening sun. Large garden storage unit/shed.

There is exterior lighting around the property

All main services are connected

The property is believed to be freehold