



Willow Cottage Kenilworth Road, Hampton-In-Arden

Offers Over £1,000,000

**xact**  
exclusive



#### PROPERTY OVERVIEW

A rare opportunity to purchase this traditional three (previously four) bedroom property on the outskirts of Hampton-in-Arden standing in a 10 acre plot and providing extensive equestrian facilities including six stables, workshop, hay store and a menage. With scope for some modernisation and extension subject to the necessary planning consents the property provides potential purchasers with:- entrance hallway, living room, sitting room, study, kitchen, dining room, utility, guest WC, three double bedrooms (easily converted back to four bedrooms), principal bedroom en-suite and a family bathroom. Outside there is a double garage, store room and timber studio currently being used as an annex with en-suite facilities. Outside the grounds extend to just under 10 acres being gardens and paddock. The equestrian facilities provide yard, six stables, hay store and a menage. Viewing is strictly by appointment with Xact Homes on 016786 534 411.

#### PROPERTY LOCATION

Willow Cottage is located midway between Hampton-in-Arden & Balsall Common and is accessed directly from the A452 Kenilworth Road, the property is immediately adjacent to the Aston Martin Garage on the junction of the A452 and Bradnocks Marsh Lane.





Council tax band: G

Tenure: Freehold

- Three Bedroom Detached Cottage
- Approximately Ten Acres
- Equestrian Facilities
- Lounge, Dining Room & Study
- Three Double Bedrooms (could be converted to Four)
- Potential To Extend (STPP)
- Stables & Menage Area
- Double Garage & Storage Room
- Annex with En-Suite

#### ENTRANCE HALLWAY

7' 1" x 13' 1" (2.17m x 3.99m)

#### LIVING ROOM

10' 12" x 21' 4" (3.35m x 6.5m)

#### SITTING ROOM

15' 1" x 13' 1" (4.6m x 4m)

#### STUDY

8' 2" x 9' 10" (2.5m x 3m)

#### KITCHEN

15' 7" x 8' 2" (4.75m x 2.5m)

#### DINING AREA

#### UTILITY ROOM

6' 3" x 8' 2" (1.9m x 2.5m)

#### GUEST WC

4' 7" x 3' 1" (1.39m x 0.95m)

#### FIRST FLOOR

#### PRINCIPAL BEDROOM

18' 4" x 12' 8" (5.6m x 3.85m)

#### ENSUITE

4' 7" x 12' 12" (1.4m x 3.95m)





#### **BEDROOM TWO**

10' 12" x 11' 6" (3.35m x 3.5m)

#### **BEDROOM THREE**

10' 0" x 10' 12" (3.05m x 3.35m)

#### **BATHROOM**

4' 7" x 12' 6" (1.4m x 3.8m)

#### **OUT BUILDINGS**

#### **MENAGE**

15' 9" x 11' 2" (4.8m x 3.4m)

#### **SIX STABLES**

#### **WORKSHOP**

#### **HAY BARN**

14' 9" x 14' 9" (4.5m x 4.5m)

#### **TIMBER STUDIO/ANNEX**

18' 1" x 11' 12" (5.5m x 3.65m)

#### **ANNEX ENSUITE**

6' 10" x 4' 11" (2.09m x 1.5m)

#### **OUTSIDE THE BUILDING**

#### **STORE ROOM**

#### **GARAGE**

22' 8" x 18' 4" (6.9m x 5.6m)

#### **GARDEN AND PADDOCKS**

Just under 10 acres

#### **ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, fridge, dishwasher, all carpets, all curtains, fitted wardrobes in two bedrooms, all light fittings and garden shed.

#### **ADDITIONAL INFORMATION**

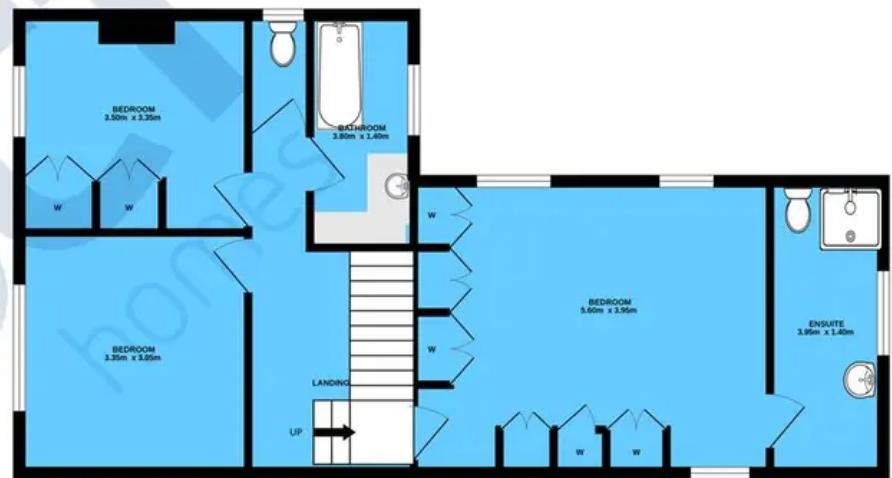
Services: Oil and electricity.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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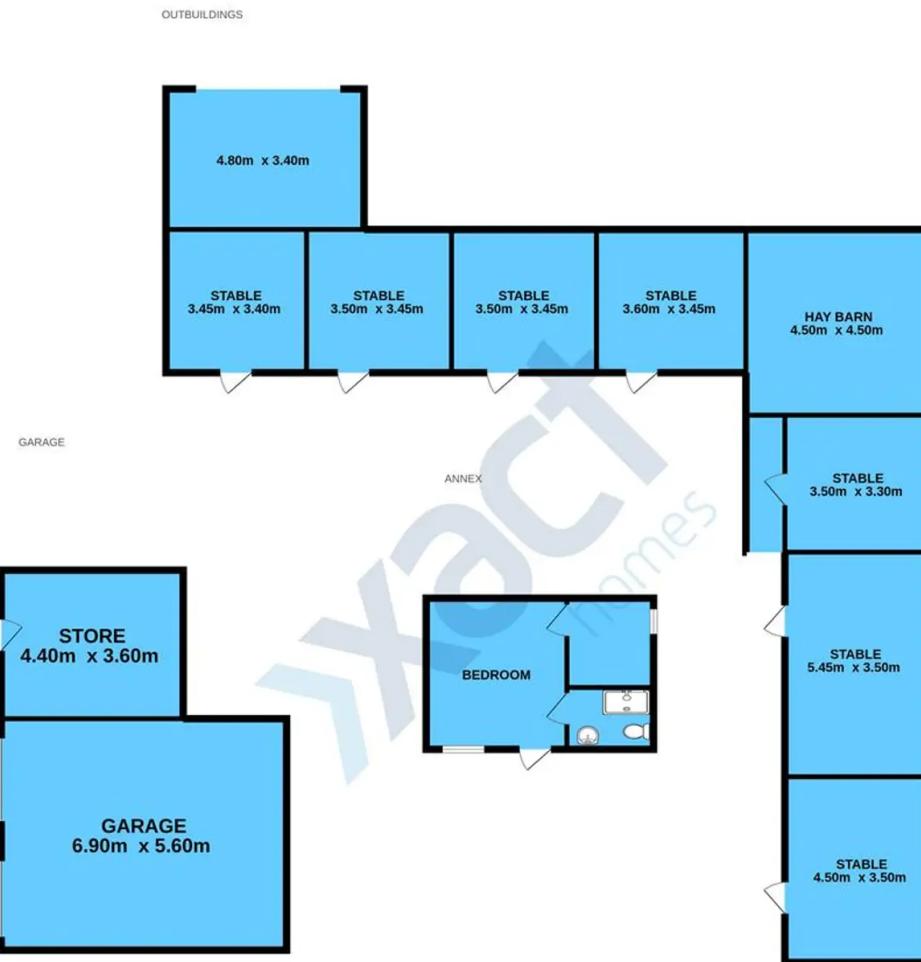
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