



WYNDHAM, NAPTON ON THE HILL

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PROPERTY · SALES · LETTINGS · MANAGEMENT

**WYNDHAM
BUTT HILL
NAPTON-ON-THE HILL
WARWICKSHIRE
CV47 7JB**

3 Miles to Southam
7 miles to Daventry
10 miles to Rugby
9 miles to Junction 12 of the M40 motorway at
Gaydon

**A SUBSTANTIAL DETACHED
PROPERTY WITH FAR REACHING
VIEWS WITH A PARTIALLY
CONVERTED SECOND FLOOR
OFFERING SCOPE FOR ADDITIONAL
ACCOMMODATION**

- Entrance Porch
- Reception Hall
- Study
- Sitting Room
- Dining Room
- Kitchen / Breakfast Area
- Garden Room
- Wet Room / Utility
- Four Bedrooms
- Bathroom
- Loft & Attic Rooms
- Gardens of approximately 0.25 acre
- Driveway & Double Garage
- EPC Rating D

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
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Napton on the Hill lies a between the towns of Southam and Daventry on the A425. The village enjoys an elevated position with far reaching views over the surrounding countryside.

Facilities within the village include; two public houses, primary school, village stores, church and Napton Cidery. Nearby at the junction of the Oxford and Grand Union Canals a substantial marina provides a popular narrow boat centre.

Nearby Southam offers a wider range of commercial, education and retail facilities, together with restaurants and sports centre. The surrounding countryside provides ample walking, cycling, riding on a network of country lanes and footpaths.

Wyndham was designed and constructed to an individual specification of the previous owners. The property is understood to have never been presented to the open market since completion in the mid 1970's. The property now offers opportunity for updating, alteration and modernisation and standing in an enviable position with far reaching views.

In addition to the balanced living and bedroom accommodation, to the second floor, conversion of the attic rooms offer potential for further accommodation. The property has the benefit of mains gas fired central heating and double glazing.

GROUND FLOOR

Entrance Porch with glazed double doors, continuing to **Reception Hall** with feature curved staircase, rising to gallery first floor landing. Built-in cupboards either side of Entrance Porch. **Study** with outlook to the front of the property, wood panelled walls and range of shelving to one wall. **Sitting Room** with double aspect to front and rear of the property, large bay window and views to the front and glazed doors opening to the rear garden. Open fireplace with stone hearth and matching mantle over, built-in display cabinet with cupboards under. **Dining Room** with outlook to the rear of the property, built-in dresser with shelving, drawers and storage cupboards, obscured window to Reception Hall, connecting door to **Kitchen** fitted with a range of matching units under white

worktops to three walls, stainless steel twin bowl single drainer sink, space and plumbing for dishwasher, space for fridge freezer. Electric cooker with extractor hood over. Opening continues to **Breakfast Area** with glazed door to garden, built-in storage cupboard, connecting door to Garage, glazed door to garden and access to the **Garden Room** with bi-fold doors running the full length, exposed brick work and glazed roof.

FIRST FLOOR

Gallery Landing with window to front. **Bedroom One** with outlook to front, Range of built-in wardrobes and dressing table. Connecting door to **Dressing Room/Bedroom Four** with outlook to rear and built in cupboard. **Bedroom Two** with outlook to front. **Bedroom Three** with outlook to rear, built-in cupboard and shelving. **Bathroom** with panelled bath, enclosed shower cubicle, wash hand basin set to vanity unit, close coupled WC, obscured window to rear. Separate **WC** with close coupled WC, pedestal handwash basin, airing cupboard with hot water cylinder.

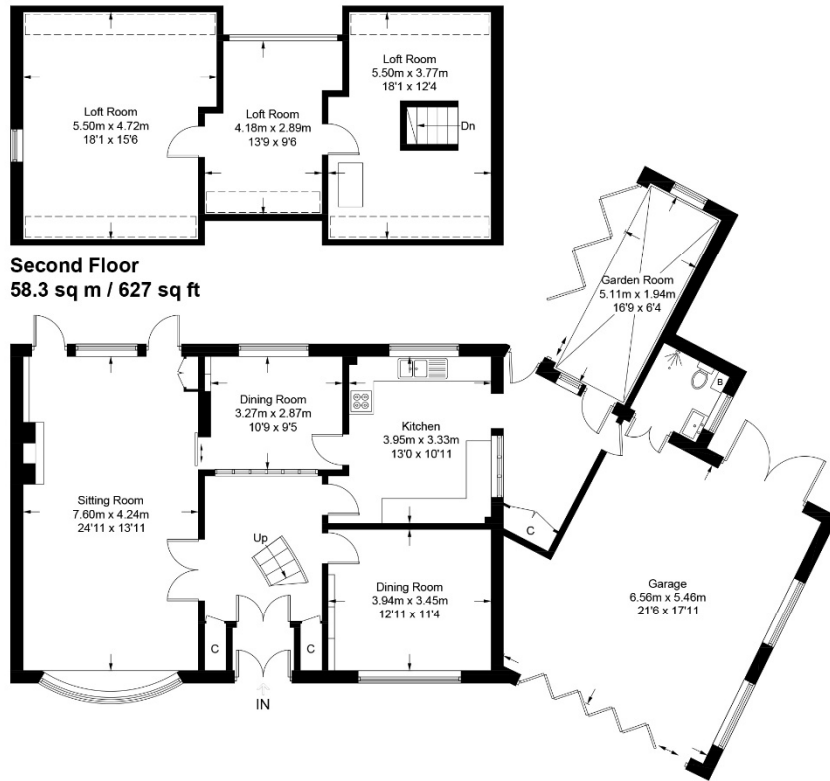
SECOND FLOOR

Fixed ladder rises to loft storage space with electric light, cold water, tanks and connecting door. **Loft Room** with windows to rear, electric light, radiator and connecting to door to **Attic Room**, with window to side and electric light.

OUTSIDE

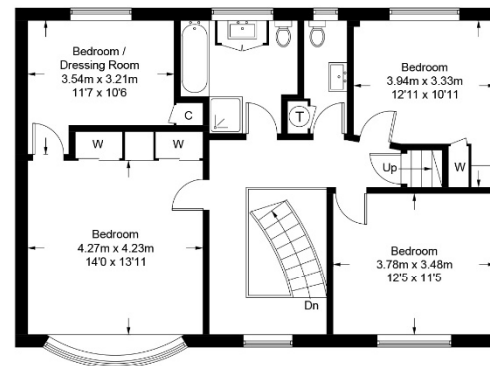
To the front of the property a private driveway with lawns either side leads to parking area and **Double Garage** with sliding doors to front and double doors to rear. Obscured windows to side, inspection pit, access to loft storage space, electric light and power supply with connecting door to Breakfast Room. **Wet room/Utility** with close coupled WC, Belfast sink, electric shower unit, wall-mounted gas fired boiler, obscured window and tiled walls. Access to the side of the property leads to an enclosed rear garden with large south facing terrace running the full width of the property and ornamental flowerbeds with steps rising to lawn area with mature shrubs, trees and plants. Outside lighting and water supply.





Second Floor
58.3 sq m / 627 sq ft

Ground Floor (Including Garage)
152.7 sq m / 1644 sq ft



First Floor
86.8 sq m / 934 sq ft

Approximate Gross Internal Area = 297.8 sq m / 3205 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID938157)

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, gas, drainage and electricity are understood to be connected to the property. Central heating is provided by Gas fired boiler in the Wet room connected to the garage.

Council Tax

Payable to Stratford District Council.

Listed in Band G

Energy Performance Certificate

Current: 65 Potential: 80

Band: D

Fixtures and Fittings

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

Directions

CV47 8NE

Upon entering the village on the A425 at cross roads with The Kings Head public house, turn South into Butt Hill and proceed up the road where the property will be found on the right hand side identified by our For Sale board.

What3Words

///unique.dried.banter

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.

CS/2174/07.03.2023

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