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PROPERTY · SALES · LETTINGS · MANAGEMENT





**HILL HOUSE
FOSSE WAY
HUNNINGHAM
WARWICKSHIRE
CV33 9EG**

2 miles to Long Itchington
4 miles to Leamington Spa
8 miles to Rugby
7 miles to Coventry

**A BEAUTIFULLY APPOINTED
DETACHED PERIOD PROPERTY
STANDING IN AN ELEVATED
POSITION WITH OVER 4 ACRES &
VIEWS OVER THE SURROUNDING
WARWICKSHIRE COUNTRYSIDE**

- Entrance Hall
- Sitting Room
- Dining Room
- Play Room
- Family Room
- Vaulted Kitchen
- Boot Room, Utility Room
- Guest WC
- Five Bedrooms
- Two Bathrooms
- Double Garage & Workshop
- Grass Tennis Court, Orchard, Paddock
- Four Acres
- EPC Rating D

**VIEWING STRICTLY BY APPOINTMENT
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Hunningham lies approximately four miles to the North-East of Leamington Spa. This small village hosts the popular Red Lion , a gastropub with views overlooking the River Leam. The neighbouring village of Long Itchington, approximately 2 miles distant offers local facilities including general stores, several Public Houses, Primary School, Community Centre and Church.

The Fosse Way Roman Road provides easy access to the A45 and M6 to the North, M40 and Cotswold Hills to the South. The surrounding Warwickshire countryside offers a wide range of outdoor pursuits including walking, riding, cycling, canals, fishing lakes and sailing at Draycote Water.

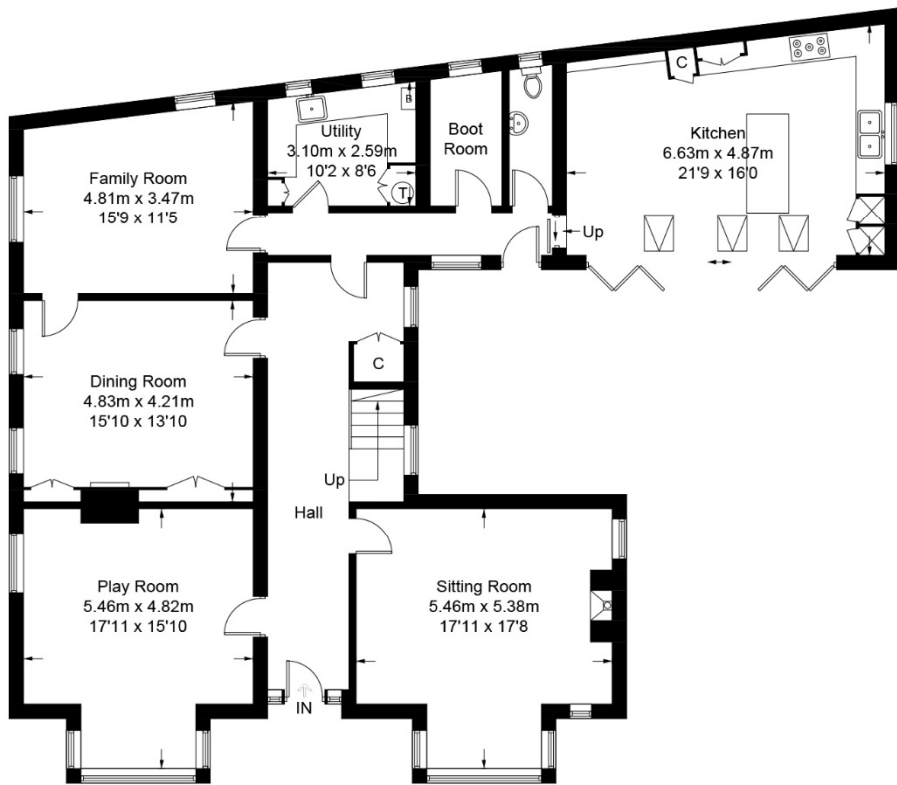
Higher Educational facilities include Princethorpe College, Southam College and Warwick School, all within 7 miles of Hill House. The mainline railway at Leamington Spa provides regular services to Birmingham and London Marylebone.

Hill House stands proudly atop Hunningham Hill with wonderful views to the East over the surrounding countryside. Understood to originally date back to the 1850s the house has undergone considerable extension in both the 1920s and 2022. The property is now a complimentary blend of traditional character, stylish 1920s charm and contemporary modern living tastes. The most recent works include; complete re-plumbing of the property and a smart home heating system, replacement double glazed windows, re-plastering, redecoration and creation of a superb vaulted kitchen breakfast living room with bi-fold doors looking onto far reaching views beyond the gardens.

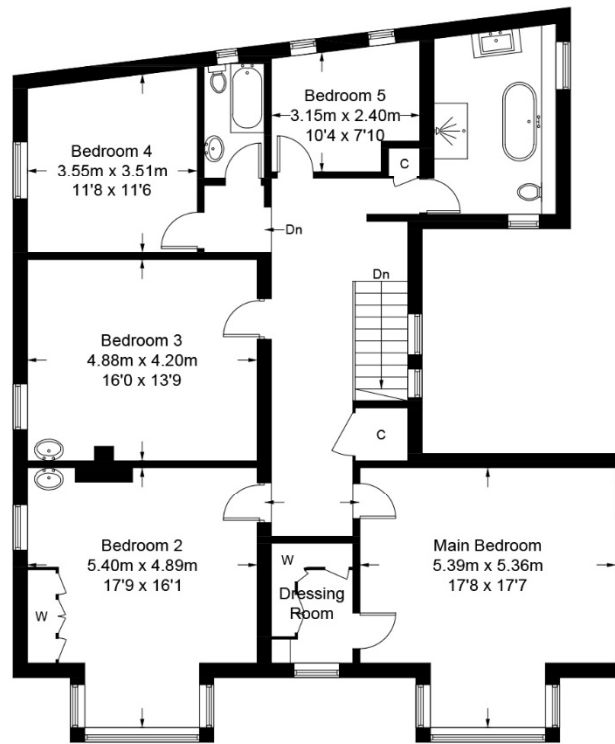
Construction of a substantial double garage with adjoining workshop has valid planning permission W/20/0267 for enlargement to provide additional ancillary accommodation.

GROUND FLOOR

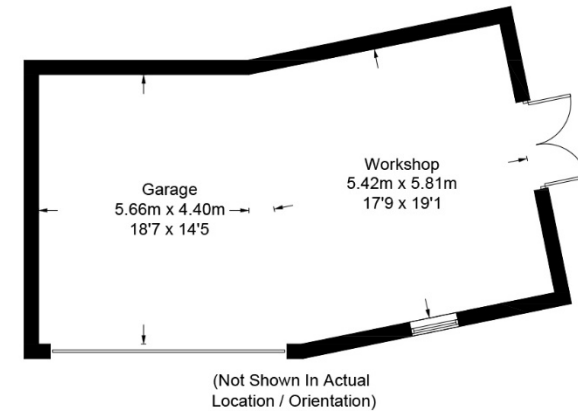
Entrance Hall an imposing impressive entrance with oak panelled walls, parquet flooring and understairs storage. **Sitting Room** double aspect with bay window and seat, parquet flooring, feature stone fireplace with matching hearth and log burning stove. **Play Room** double aspect with bay window and fitted window seat, parquet flooring and plate rails to all walls. **Dining Room** with outlook to side, feature Art Deco fireplace, range of built-in cupboards and display shelf, plate shelves to all walls. **Family Room** with wood effect flooring, double aspect, connecting door to Dining Room. **Kitchen** a spectacular vaulted room with double aspect and bifold doors opening to the front of the property and gardens. Fitted with a bespoke, solid wood kitchen under marble work tops, twin Belfast sink with instant hot water tap, range of built-in drawers and cupboards under integrated full height fridge with matching freezer to side, integrated dishwasher, electric range cooker with extractor hood over and ceramic tile floor with under floor heating. **Guest WC** with wash hand basin and WC. **Boot Room** with window to side. **Utility Room** fitted with range of units under solid Oak work tops to three walls, single Belfast sink with mixer top over, space and plumbing for washing machine and tumble dryer, ceramic tiled floor, wall-mounted Worcester gas fired boiler, pressure hot water cylinder and tiled walls windows to side.



Ground Floor
166.9 sq m / 1796 sq ft



First Floor
135.8 sq m / 1462 sq ft



Approximate Gross Internal Area = 302.7 sq m / 3258 sq ft
 Garage / Workshop = 59.2 sq m / 637 sq ft
 Total = 361.9 sq m / 3895 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID972115)



FIRST FLOOR

Gallery Landing with windows to front and built-in storage cupboards. **Bedroom One** double aspect with walk-in bay window, enjoying spectacular views over the gardens grounds and surrounding countryside. **Dressing Room** fitted with original art deco wardrobes with storage and mirrors. **Bedroom Two** double aspect with walk-in bay window enjoying spectacular views, fitted bedroom furniture, including wardrobes and drawers. **Bedroom Three** outlook to the side of the property, built-in wardrobes with chest of drawers and storage cupboards. **Bedroom Four** outlook to the side of the property. **Bedroom Five** outlook to the rear of the property. **Bathroom One** with a suite comprising open walk-through shower with glazed screen and rain head shower, double-ended bath with central mixer tap, WC, wash hand basin, unit with storage, double aspect, part-tiled walls, tiled floor with electric underfloor heating, ceiling speakers, two radiators. **Bathroom Two** fitted with a panelled bath with mixer tap and shower attachment over, close coupled WC, pedestal wash hand basin, part tiled walls, tiled floor and towel radiator.

OUTSIDE

A private gated drive opens to a parking area for several vehicles, which continues around to the front of the property. A covered veranda leads to the front door. To the front of the property, attractively planted, mature formal gardens include lawns and a grass tennis court. Separate from the house to the opposite end of the drive is a detached **Double Garage** with **Workshop** to side. Fitted electric light and power supply, electric roller door, and separate pedestrian double doors to end. Beyond the formal gardens, the grounds lead away to a Paddock laid to pasture land with wild flower meadow, orchard and coppice. **Garden Store. Stable Block** (in need of repair). Separate vehicle access, returning to the street.





GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, gas, and electricity are understood to be connected to the property. Drainage is to a private septic tank. Central heating is provided by Gas fired boiler in the Utility Room.

Council Tax

Payable to Warwick District Council.
Listed in Band G

Energy Performance Certificate

Current: 65 Potential: 79 Band: D

Fixtures and Fittings

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

Directions

CV33 9EG

From Hunningham village, proceed South-East up the hill from the village along Long Itchington Road. At the top of the hill turn left onto the B4455 Fosse Way where the entrance to the house will be found on the right-hand side.

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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