



High Willows Shaws Lane, Hatton

Guide Price £850,000





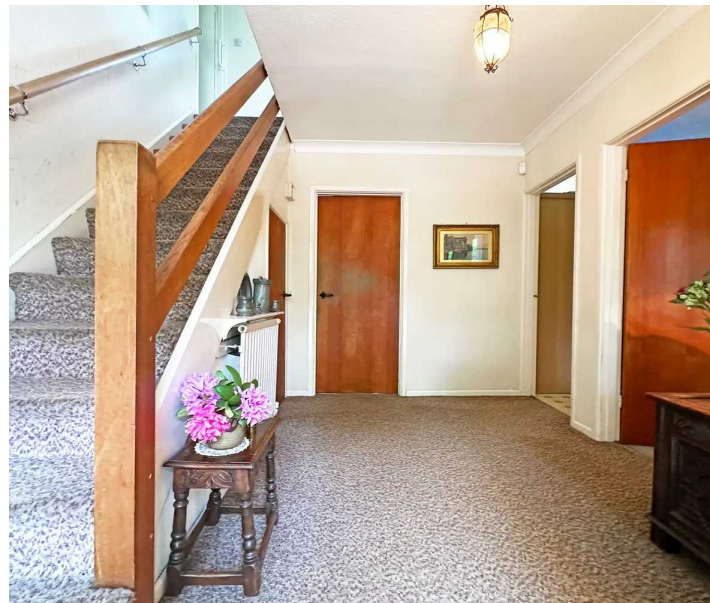
PROPERTY OVERVIEW

High Willows, Shaws Lane in Hatton is an outstanding opportunity for those seeking to purchase a property requiring either complete renovation and extension or those seeking to develop their own new build property subject to the necessary planning permissions. Set behind a long graveled driveway and within formal gardens and grounds extending to approximately 1.5 acres, High Willows occupies a superb position within the plot with space for extension to all aspects should someone wish to retain the existing property. Internally and to the ground floor are two reception rooms including a large open plan living / dining room with triple aspect views to the gardens, and a study / further reception room located to the front elevation. Both reception rooms are accessed via a welcoming entrance hallway. The ground floor accommodation is completed with a breakfast kitchen, good sized utility, WC and access into the double garage. To the first floor are three bedrooms all of which are serviced via the family bathroom.





Outside, the property affords extensive and beautifully landscaped gardens and grounds which extend to the front, both sides and to the rear of the property which we believe extend to over 1.5 acres, however, interested parties are advised to check all boundaries relating to the property. Of particular note is that to the rear of the garden, High Willows also offers a separate paddock (outlined in red) extending to approximately 1 acre which is ideal for those requiring facilities for horses / ponies, and is available via separate negotiation. In addition, High Willows is available with the benefit of NO UPWARD CHAIN and your private viewing can be arranged by contacting Xact Homes on 01564 777284.





PROPERTY LOCATION

Hatton is a delightful village nestling amongst Warwickshire countryside and within easy reach of Warwick (3 miles) and Leamington Spa (5 miles). In addition, Stratford upon Avon, Kenilworth and Coventry are easily accessible via the Warwick by-pass some 2 miles distant and the market town of Henley in Arden is also within easy reach. Further afield, Solihull, Birmingham and London can all be reached via the M40 and M42 motorway network which, in turn, leads to the M1, M6 and M5. The National Exhibition Centre, Birmingham International Airport and Railway Station are within approximately twenty minutes drive. Warwick Parkway Station is a short drive away and provides a direct service to Birmingham, Solihull and London Marylebone.



Council Tax band: F

Tenure: Freehold



- No Upward Chain
- Ideal Redevelopment Opportunity (STPP)
- Existing Three Bedroom Cottage Set With Garden & Grounds Extending To Over 1.5 Acres
- Set Behind Long Gravelled Driveway With Double Garage
- Three Bedroom Cottage Within Significant Scope For Extension / Improvement (STP)
- Stunning Gardens & Grounds
- Separate 1 Acre Paddock Available Via Separate Negotiation
- Delightful Character Cottage Set Within Semi Rural Location





ENTRANCE HALLWAY

LIVING / DINING ROOM
23' 7" x 22' 2" (7.20m x 6.75m)

STUDY
10' 0" x 9' 6" (3.05m x 2.90m)

BREAKFAST KITCHEN
12' 8" x 9' 10" (3.85m x 3.00m)

UTILITY
13' 1" x 6' 1" (4.00m x 1.85m)

WC

DOUBLE GARAGE
17' 9" x 16' 11" (5.40m x 5.15m)

FIRST FLOOR

BEDROOM ONE
13' 1" x 12' 8" (4.00m x 3.85m)

BEDROOM TWO
12' 8" x 9' 6" (3.85m x 2.90m)

BEDROOM THREE
11' 2" x 9' 4" (3.40m x 2.85m)

BATHROOM
6' 10" x 4' 11" (2.08m x 1.50m)





OUTSIDE THE PROPERTY

EXTENSIVE AND BEAUTIFULLY LANDSCAPED GARDENS

GROUNDS WHICH WE BELIEVE EXTEND TO OVER 1.5 ACRES

ITEMS INCLUDED IN SALE

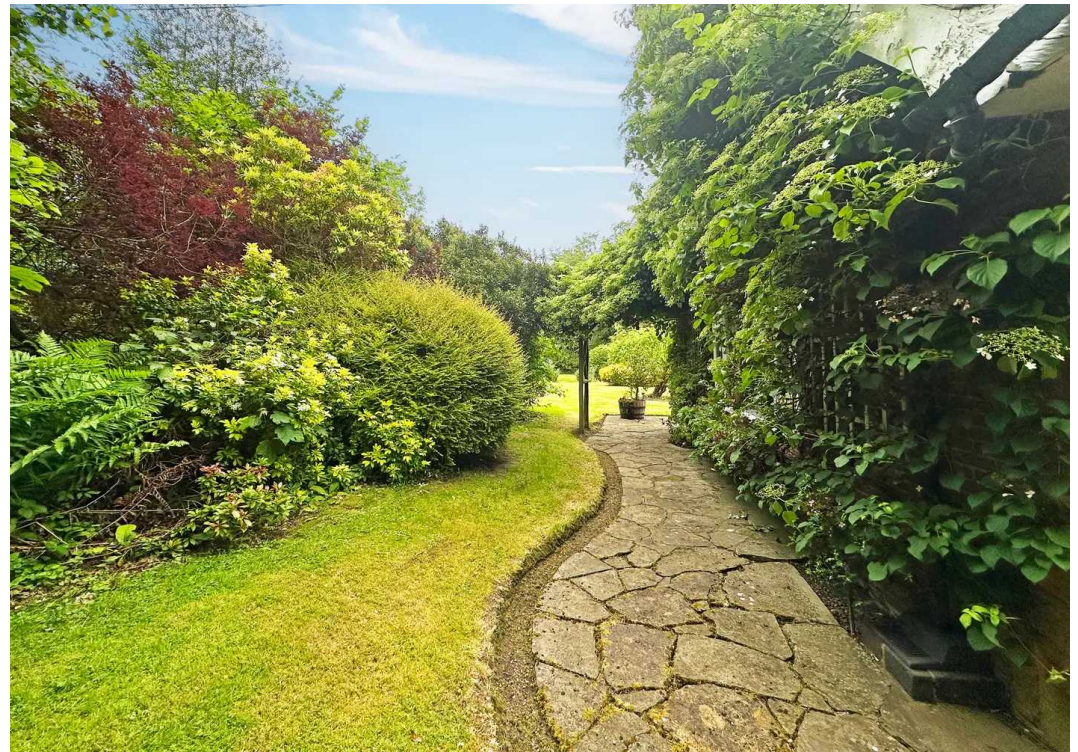
Integrated oven, integrated hob, extractor, fridge, freezer, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

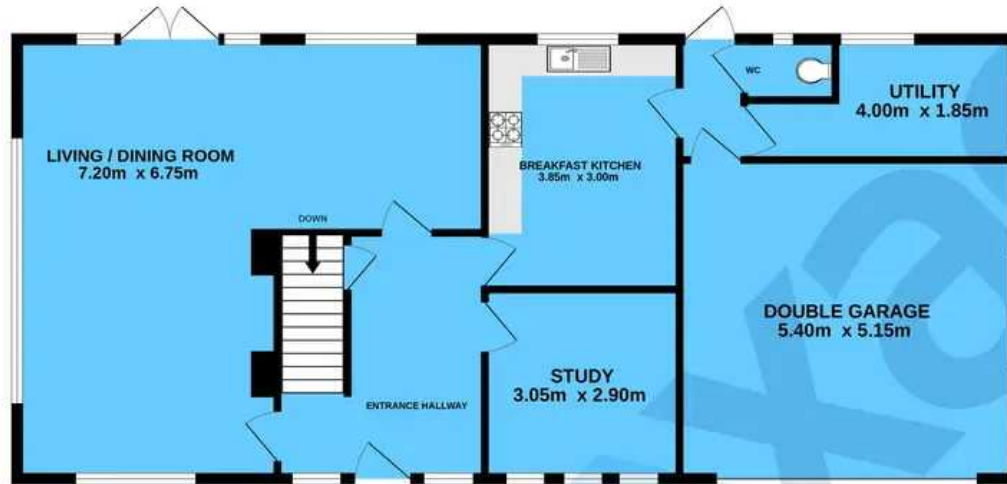
Services - mains gas, electricity and mains sewers.
Broadband - BT. Loft space - with lighting.

MONEY LAUNDERING REGULATIONS

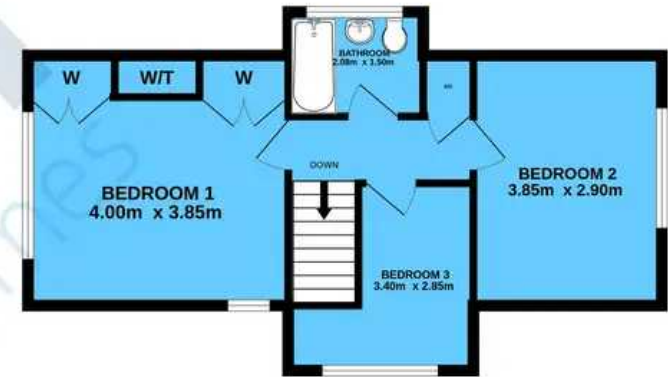
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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