



3 Bed Detached | Barnett Drive, Hampton Magna | £500,000

Description

Welcome to this immaculate 3-bedroom detached house, built in 2021, located within a vibrant village community that offers all the conveniences of modern living and the charm of countryside surroundings.

One of the standout features of this property is its prime location for commuters. A short walk of only a few minutes will take you to Warwick Parkway station, offering direct links to London for effortless city access. Additionally, you'll enjoy the convenience of being just a 15 to 20-minute walk from Warwick town centre, with its wide array of shops, restaurants, and cultural attractions.

Nestled within this welcoming village, you'll find a thriving community with a primary school, a well-stocked village shop, a cozy cafe, and a picturesque church that all contribute to the heartwarming ambiance of the area. For nature enthusiasts, there are countryside walks right on your doorstep, allowing you to explore the serene natural beauty of the surroundings.

Now, let's explore the stunning house itself. As you step through the welcoming hallway, you'll immediately notice the modern design and attention to detail that sets this home apart.

The spacious lounge runs seamlessly from the front to the back of the house, featuring a bay window at the front and French doors at the rear leading to the beautifully landscaped west-facing rear garden. This creates a light-filled and inviting space, perfect for relaxation and entertaining.



- Short Walk to Warwick Parkway Station
- Village Location
- Countryside Walks
- 3 Double Bedrooms
- 2 Reception Rooms
- Family Kitchen
- Landscaped West-Facing Rear Garden
- 2 Bathrooms
- Downstairs Cloakroom
- Driveway, Garage and EV Charging Point

Adjacent to the lounge is a gracious dining room, adorned with bay windows to the front and side, offering a wonderful setting for family gatherings and special occasions.

The family kitchen is a true highlight, boasting built-in appliances, space for dining, and an area for living furniture. French doors open to the rear garden, and windows to the side ensure a bright and inviting atmosphere.

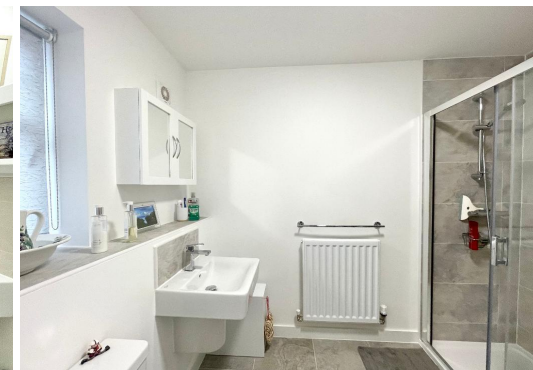
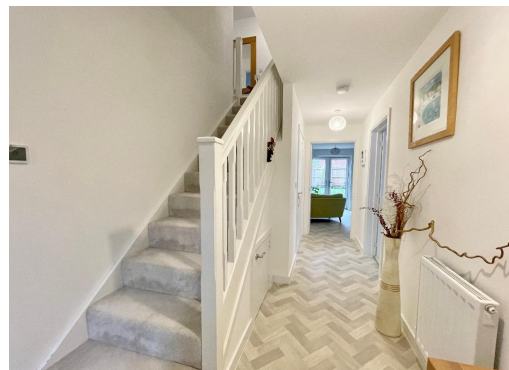
The convenience of a downstairs toilet with WC and basin adds a practical touch to the ground floor.

Moving upstairs, you'll discover three generously proportioned double bedrooms. The main bedroom, positioned at the rear of the house, features built-in wardrobes, a side window, and an en-suite shower room for your comfort. Bedroom 2, situated at the front, also benefits from built-in wardrobes and enjoys ample natural light from windows to the front and side. Bedroom 3, is also at the front with ample space for a double bed and wardrobes.

The family bathroom is tastefully appointed, featuring a bath with a shower over, WC, and basin. A window to the rear ensures a bright and airy space.

The beautifully landscaped rear garden presents a haven for relaxation, with pleasant patio areas, well-planted borders, and a generous lawned area. With its west-facing orientation, it's a perfect spot to unwind after a long day.

At the front of the property, a driveway provides parking for two cars, and a single garage with



power and light is available for your convenience. In addition, there's an electric vehicle (EV) charging point.

In summary, this 3-bedroom detached house, built in 2021, offers a harmonious blend of modern living, superb commuting options, and the idyllic charm of village life. Its meticulous design, landscaped garden, and array of contemporary features make it an exceptional choice for those seeking a stylish and comfortable family home in a truly remarkable location. Contact us today to arrange a viewing and secure your dream home.

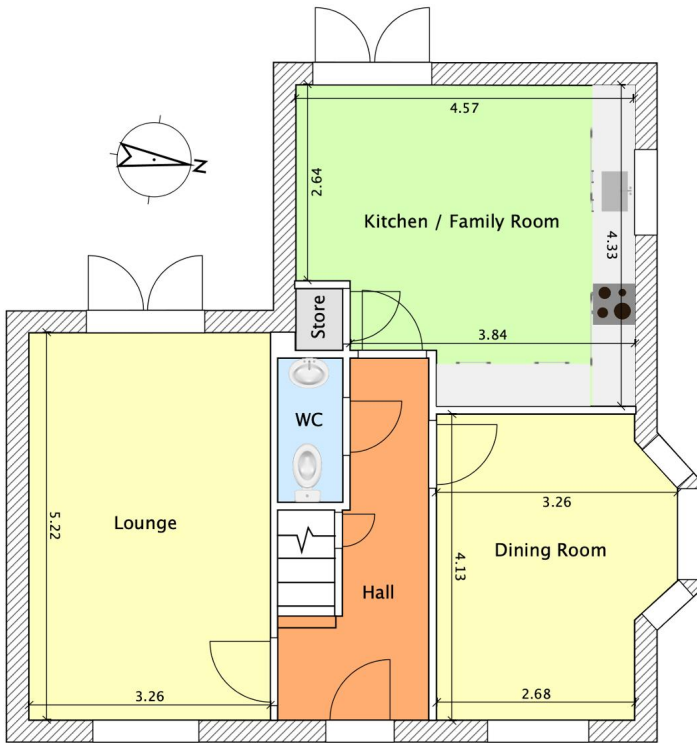
Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band D with Warwick District Council.

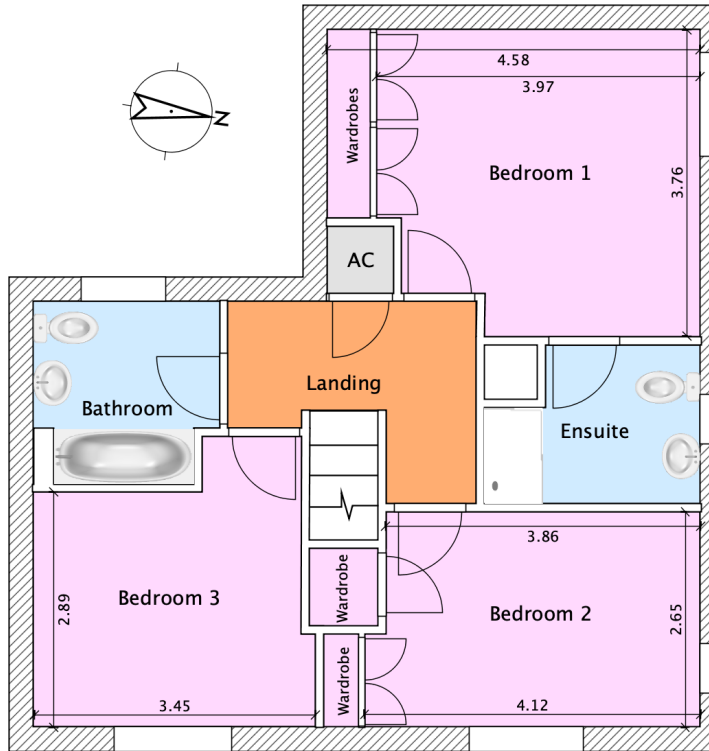
Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.







GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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