



# The Crescent, Hampton-in-Arden

Offers in Excess of £1,250,000

**xact**  
EXCLUSIVE



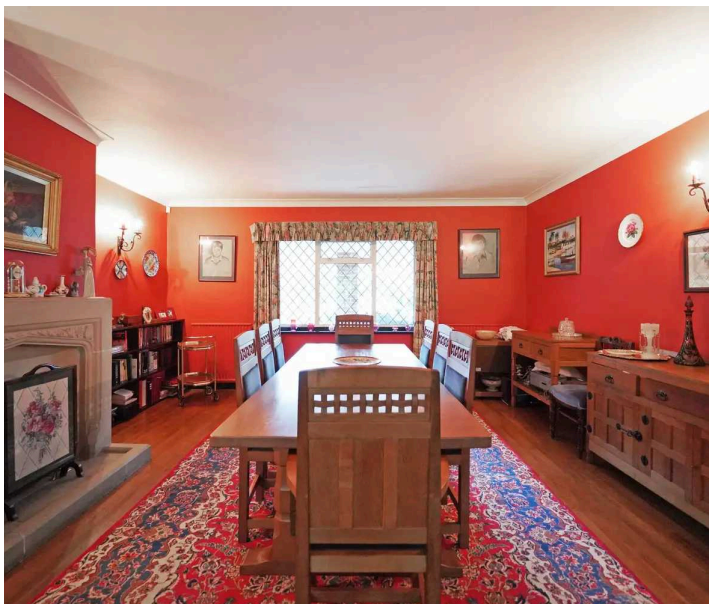


## PROPERTY OVERVIEW

Set on a highly sought after private road in the idyllic village of Hampton In Arden, this remarkable five-bedroom detached property offers an outstanding opportunity for those seeking a home with development potential.

Approaching the house, a sweeping driveway welcomes you with formal gardens on either side, setting a grand and impressive tone for the property. Nestled within an approximately one-acre plot, this residence boasts a prime location and enviable privacy.

Upon entering the home, you are greeted with a sense of space and elegance via a large entrance hallway. Four reception rooms offer versatile living areas, including a living room, sun room, dining room, and study, providing ample space for entertaining and relaxation. The heart of the home lies in the open-plan breakfast kitchen, complete with a large utility room and guest cloakroom. The versatility of the ground floor space is ideal for a large family catering for everyone's individual needs.





Ascending the stairs, five excellent bedrooms await, along with two bathrooms offering comfort and functionality. The principal bedroom features an ensuite, providing a private sanctuary for relaxation at the end of a busy day.

Offering scope for significant extension and improvement, this property presents a rare opportunity for those looking to tailor a home to their exact specifications and desires. The detached double garage and workshop provide ample space for storage and hobbies, adding to the property's appeal. In addition, the large landscaped and private rear garden provide a perfect backdrop to the property.

In conclusion, this five-bedroom detached property in Hampton In Arden presents a unique chance to own a home with vast potential in a prime location. With its spacious accommodation, elegant design, and scope for development, this residence is sure to appeal to those seeking a property that combines luxury living with the opportunity for personalisation and growth. An early viewing is highly recommended to fully appreciate the possibilities that this property has to offer.



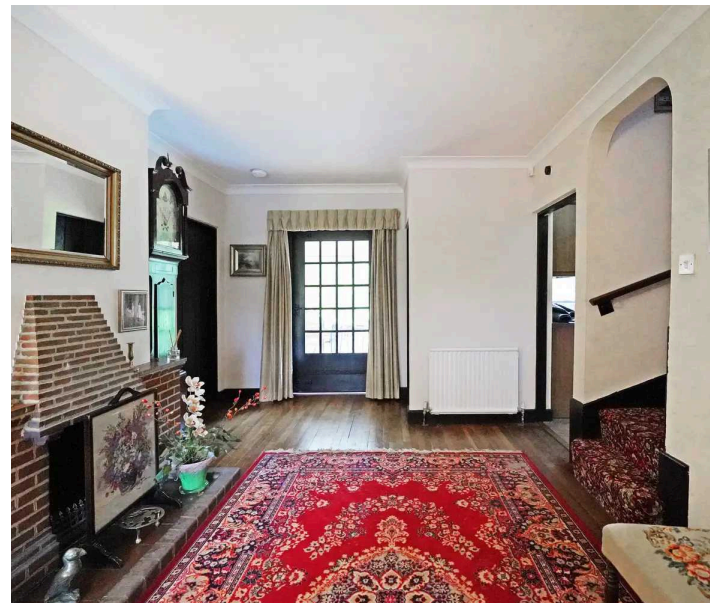


#### PROPERTY LOCATION

Hampton in Arden is a most delightful village and provides excellent local amenities with stores, inns, historic church with Norman origins, Doctors surgery, railway station and many local village groups and clubs. The village is also surrounded by open green belt countryside and is within just four miles of Solihull town centre which provides further and more comprehensive facilities. Meriden, Barston and Knowle are all neighbouring villages whilst junctions 5 and 6 of the local M42 lead to the Midlands motorway network, centres of commerce and culture.

Council Tax band: H

Tenure: Freehold





- Outstanding Opportunity To Purchase A Five Bedroom Detached Property With Development Potential
- Set Behind Sweeping Driveway Flanked With Formal Gardens
- Situated On A Highly Sought After Private Road In Hampton In Arden
- Set Within Approximately One Acre Plot
- Four Receptions Rooms Including Living Room, Sun Room, Dining Room And Study
- Open Plan Breakfast Kitchen With Large Utility And Guest Cloakroom
- Five Excellent Bedrooms And Two Bathrooms
- Principal Bedroom With Ensuite
- Scope For Significant Extension And Improvement
- Detached Double Garage And Workshop

#### **ENTRANCE HALLWAY**

**WC**

#### **LIVING ROOM**

28' 5" x 16' 5" (8.65m x 5.00m)

#### **DINING ROOM**

17' 5" x 15' 11" (5.30m x 4.85m)

#### **SUN ROOM**

20' 9" x 12' 2" (6.33m x 3.70m)

#### **STUDY**

11' 4" x 10' 0" (3.45m x 3.05m)

#### **BREAKFAST KITCHEN**

12' 8" x 8' 8" (3.85m x 2.65m)

#### **UTILITY ROOM**

15' 3" x 12' 10" (4.65m x 3.90m)

**WC**

#### **STUDY**

11' 4" x 10' 0" (3.45m x 3.05m)





## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

16' 5" x 15' 9" (5.00m x 4.79m)

### **ENSUITE**

### **BEDROOM TWO**

16' 5" x 10' 10" (5.00m x 3.30m)

### **BEDROOM THREE**

13' 11" x 11' 2" (4.25m x 3.40m)

### **BEDROOM FOUR**

13' 11" x 10' 6" (4.25m x 3.20m)

### **BEDROOM FIVE**

10' 0" x 8' 6" (3.05m x 2.60m)

### **BATHROOM**

10' 0" x 6' 11" (3.05m x 2.10m)

### **TOTAL SQUARE FOOTAGE**

Total floor area: 256.7 sq.m. = 2763 sq.ft. approx.

### **OUTSIDE THE PROPERTY**

### **DOUBLE GARAGE**

19' 8" x 13' 11" (6.00m x 4.25m)

### **WORKSHOP**

13' 1" x 9' 10" (4.00m x 3.00m)

### **STUDY**

13' 1" x 5' 11" (4.00m x 1.80m)

**LARGE LANDSCAPED AND PRIVATE REAR GARDEN**

**ITEMS INCLUDED IN SALE**

Free standing cooker, integrated oven, integrated hob, extractor, all carpets, all curtains, all blinds, all light fittings, a garden shed and a greenhouse.

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Loft space - boarded with ladder and 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.







TOTAL FLOOR AREA : 256.7 sq.m. (2763 sq.ft.) approx.

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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