



HATTON PARK

COLEBROOK
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PROPERTY · SALES · LETTINGS · MANAGEMENT

**1 TODENHAM WAY
HATTON PARK
WARWICK
WARWICKSHIRE
CV35 7UE**

2 miles from Warwick town centre
5 miles from Leamington Spa
9 miles to Stratford-upon-Avon
11 miles to Coventry
3 miles to Junction 15 of the M40 motorway

**ADJOINING OPEN COUNTRYSIDE
WITH FAR REACHING VIEWS, A
BEAUTIFULLY PRESENTED DETACHED
FIVE BEDROOM HOUSE WITH
LANDSCAPED GARDENS**

- Entrance Hall
- Sitting Room
- Study
- Dining / Living Room
- Breakfast Kitchen
- Utility Room
- Guest WC
- Five Bedrooms
- Family Bathroom
- Two ensuite Bathrooms
- Landscaped Gardens
- Driveway & Double Garage
- EPC Rating C

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk**



Hatton Park comprises a well established residential development approximately two miles from Warwick town centre. Nearby facilities include the Hatton Arms Public House, Shell service station and the mainline railway with regular connections to Birmingham City Centre and London Marylebone. The A46 approximately one mile distant provides road access to Coventry, Stratford-upon-Avon and junction 15 of the M40 Motorway.

1 Todenham Way occupies an enviable position at the very top of the desirable Hatton Park residential development, adjoining open fields and enjoying far reaching views over the surrounding countryside. The street terminates a short distance further, resulting in little passing traffic and a quiet position.

Understood to have been constructed in 2001 by Bovis Homes during the current owners last fifteen or so years of ownership, the property has undergone considerable improvement and updating. These works include; replacement boiler, decoration, flooring, feature fireplace, windows, doors, garage doors, and fitted kitchen. The gardens front and rear have been professionally landscaped to maximise the delightful position and outlook to the rear.

GROUND FLOOR

Entrance Hall staircase to first floor. **Guest WC** wall-mounted wash hand basin, WC with concealed cistern, towel radiator and extractor fan. **Study** window to front. **Sitting Room** outlook to the front, electric living flame effect fire and glazed double doors continuing to: **Dining/Living Room**. Bi-fold doors to the rear garden with views over the surrounding countryside. **Breakfast Kitchen**. Fitted with matching cream kitchen units under granite worktops to two walls with breakfast bar returning to the centre of the room. Inset 1½ bowl single drainer sink with mixer tap and water softener. Integrated dishwasher, integrated full height fridge and space for range cooker with extractor hood over. Outlook to the rear of the property, under stairs cupboard. **Utility Room** range of matching units under granite worktop. Inset single bowl single drainer sink with mixer tap, built-in full height freezer, space

and plumbing for washing machine space for tumble dryer. Towel rail, double aspect with door to rear garden.

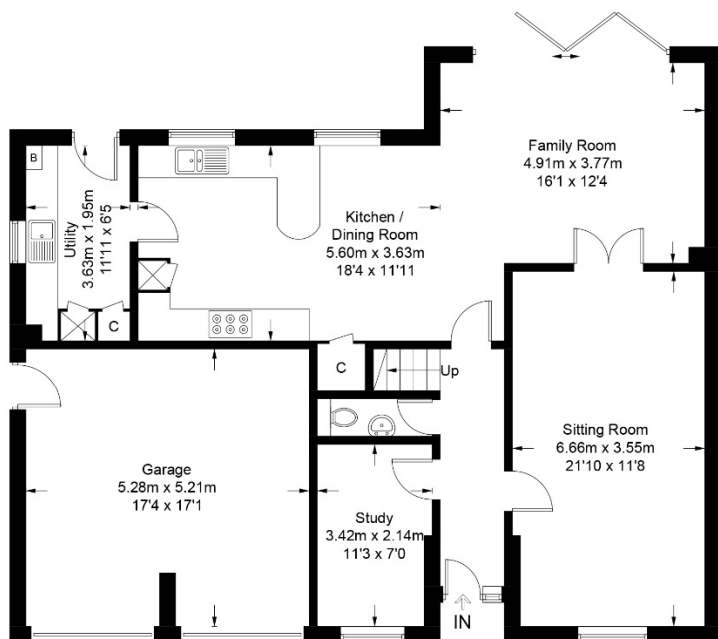
FIRST FLOOR

Gallery Landing with access to loft space via drop-down ladder. Linen cupboard. **Bedroom One** outlook to the rear of the property. **Ensuite Bathroom** fitted with corner shower cubicle with sliding doors, WC and wash handbasin set to vanity unit, jacuzzi bath, tiled floor, extractor fan, towel radiator and obscured glazed window. **Dressing Room** outlook to the front of the property and fitted with a range of matching wardrobe cupboards to opposite walls. **Bedroom Two** outlook to the front and built-in wardrobes. **Ensuite Shower Room** fitted with corner shower with sliding doors, WC with wash hand basin to side, obscured glazed window, extractor fan and towel radiator. **Bedroom Three** outlook to the rear of the property, built-in wardrobes. **Bedroom Four** outlook to the front, built-in wardrobes. **Bedroom Five** outlook to the rear of the property and built-in wardrobes. **Family Bathroom** P-shaped shower bath with glazed shower screen, wash hand basin set to vanity unit with WC to side, towel radiator, extractor fan and obscured glazed window.

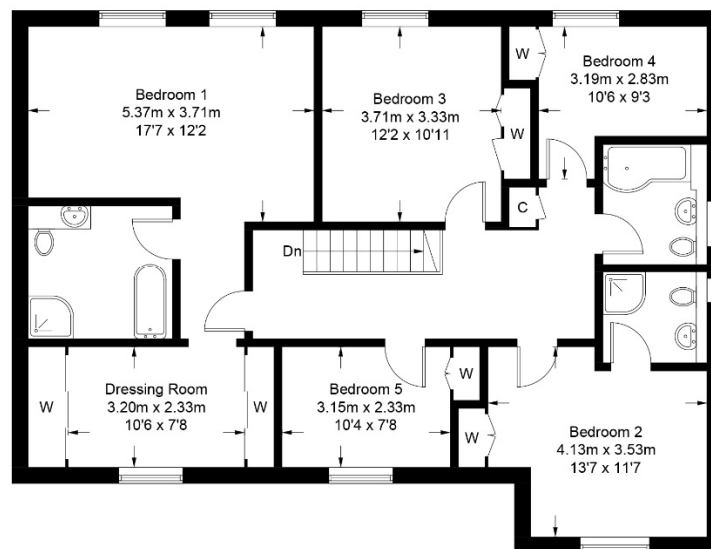
OUTSIDE

To the front of the property, a private driveway with parking and pathway leads to the front door. Ornamental gardens either side with mature shrubs, plants and lawns, boarded by a metal railing fence. Pedestrian gate to the side of the property opens to rear garden. **Double Garage** with twin electric up-and-over doors, fitted electric light and power supply, personal door to side. To the rear of the property, an enclosed mature garden has been professionally landscaped to include ornamental paved terrace, wooden pergola and steps down to a dining area, bordered by flowerbeds and low-level walls. Electric light and power supply. Outside water supply. Superb views over the adjoining fields and the surrounding Warwickshire countryside.





Ground Floor
92.4 sq m / 995 sq ft



First Floor
109.1 sq m / 1174 sq ft

Approximate Gross Internal Area = 201.5 sq m / 2169 sq ft
Garage = 27.7 sq m / 298 sq ft
Total = 229.2 sq m / 2467 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1163439)

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, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, gas, drainage and electricity are connected. Mains Gas fired central heating.

Ofcom Broadband availability: *Ultrafast*.

Ofcom outdoor Mobile coverage likely: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band G

Energy Performance Certificate

Current: 72 Potential: 90 Band: C

Fixtures and Fittings

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

Material information:

No known property issues including: location, planned works on property, complex issues, rights or restrictions, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

Directions

CV35 7UE

From Warwick proceed North-West on the A425 Birmingham Road, crossing the A46 onto the A4177. Turn right at the next roundabout into Hatton Park. Continue up the hill taking the turning on the right into Barcheston Drive. Take the next right into Pebworth Drive and into Todenham Way where the property will be identified by our For Sale board.

What3Words: ///yelled.modifies.rooks

CS-2266/30.01.2025

2 Banbury Street
Kineton CV35 0JS
01926 640498
sales@colebrookseccombes.co.uk

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