12 Rowborough Close
Hatton Park
CV35 7TD

£450,000
Freehold

- Detached Family Residence
- 4 Double Bedrooms
- 3 Bathrooms
- 3 Good Sized Reception Rooms
Hatton Park is a delightful relatively modern 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.

12 Rowborough Close occupies a pleasant corner position with well stocked and extensively screened gardens to both the front and rear elevations. The gas centrally heated accommodation, which has been much improved within, provides versatile and well proportioned rooms which in brief comprise, to the ground floor a welcoming reception hallway with guest wc, access a lounge with feature fireplace, versatile family room with study area, separate dining room, fitted breakfast kitchen with utility and good sized conservatory. Upon the first floor a landing area gives access to a double principal bedroom with en-suite facility, guest double bedroom again with en-suite and two further good sized double bedrooms together with a family bathroom. Outside there is an attached single garage with ample forecourt parking and as mentioned the picture is complete with well tended gardens to the both front and rear elevations with further potential to enlarge the ground floor accommodation, subject to the usual planning permissions. Planning permission has been granted for two single storey extensions.
ON THE GROUND FLOOR
RECEPTION HALLWAY
GUEST WC
LOUNGE WITH FEATURE FIREPLACE
VERSATILE FAMILY ROOM/STUDY
DINING ROOM
CONSERVATORY
FITTED BREAKFAST KITCHEN
UTILITY ROOM

ON THE FIRST FLOOR
LANDING AREA
DOUBLE PRINCIPAL BEDROOM WITH EN-SUITE FACILITY
DOUBLE GUEST BEDROOM WITH EN-SUITE
DOUBLE BEDROOM 3
DOUBLE BEDROOM 4
FAMILY BATHROOM

OUTSIDE
ATTACHED SINGLE GARAGE
AMPLE FORECOURT PARKING
WELL TENDED GARDENS TO FRONT & REAR ELEVATIONS
Directions: From junction 15 of the M40 motorway take the exit signposted Coventry proceeding along passing the petrol stations and taking the next slip road exit off on your left hand side, signposted Warwick Parkway. At the next approaching roundabout take the first turning on your left and take the centre lane which joins the Birmingham Road. At the traffic lights proceed straight over and follow this down passing the Shell garage on your left hand side and at the next roundabout take the second exit on your right. Proceeding to the next roundabout turn left and then immediately the next left thereafter and finally the next left into Rowborough Close and number 12 can be found a short distance down occupying a corner position on your right hand side.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitarywar e appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are connected to the property.

Local Authority: Warwick District Council.

To complete our quality service, John Shepherd is pleased to offer the following:-

Free Valuation: Please contact the office on 01564 783866 to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact 01564 771776.

Professional Survey Department: If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our professional services to you should you require an independent survey on the property you intend to purchase. We offer a full range of professional surveys including the RICS Home Buyers' Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice therefore, please do not hesitate to contact our Survey Department on 01564 786626.

John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.johnshepherd.com

Financial Services: John Shepherd Estate Agents works with Lomond Mortgage Services offering face to face mortgage advice to suit your needs. LMS are part of one of the UK’s largest award winning mortgage brokers and can offer you expert mortgage advice, searching over 11,000 different mortgages from 90+ lenders to find the right deal for you. Please contact Matthew Tyler at our Solihull office on 0121 703 1869 for further details or to arrange a free appointment.

John Shepherd, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither John Shepherd and any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.