

OFFERS OVER
£435,000

Long Itchington Road

Leamington Spa, CV33 9EH

PROPERTY SUMMARY

Mill Barn, Hunningham, Near Leamington Spa, South Warwickshire

A delightful single-storey barn conversion with a unique tower study/occasional bedroom, beautifully set in the heart of the picturesque village of Hunningham, near Leamington Spa. Surrounded by rolling Warwickshire countryside, this characterful home offers just over 1,000 sq ft of stylish and flexible living space.

As you step inside, warm oak doors and matching oak floors create an immediate sense of welcome. To the left lies the main living space, and to the right, the bedrooms and bathrooms.

The stunning shaker-style kitchen features slate worktops, a limestone floor, and is flooded with natural light from full-width glazed

2



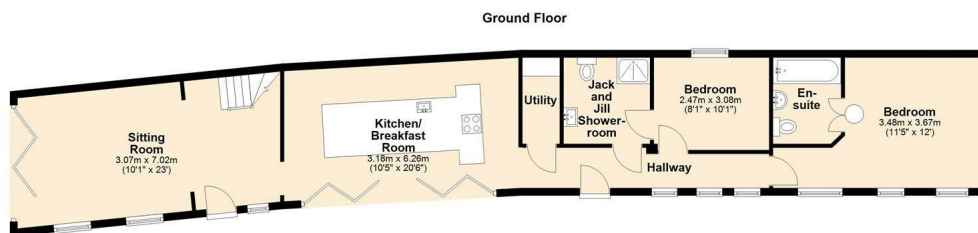
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1







Total area: approx. 98.1 sq. metres (1055.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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