



## Substantial three bedroom detached house

13 Church Path  
Hampton Magna  
Warwick  
CV35 8SJ



**MARGETTS**  
ESTABLISHED 1806

Price Guide £415,000

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A delightful, considerably improved and extended, substantial, detached family home offering flexible accommodation in the heart of this popular village, near to shops and school, and enjoying a larger than average corner plot with good off-road parking and huge garage.

Double front door with matching side windows open into a light and airy reception hall with laminate flooring and radiator.

#### FITTED KITCHEN

11'6" x 7'11"

with beautifully moulded stonework surfacing and matching up stands extending around the room incorporating a four ring electric hob with base units beneath and incorporating the electric oven. In the base unit is an integrated full size dishwasher, pull out corner unit, dustbin store, and two large cupboards incorporating the integrated fridge and freezer, range of eyelevel wall cupboards incorporating the cooker filter and Neff microwave and under unit lighting, laminate flooring and double glazed window to the front and archway through to the

#### LOUNGE DINER

22'11" x 10'5"

with laminate flooring, two radiators, double glazed window and large open plan opening through to the

#### FAMILY ROOM/CONSERVATORY

14'9" x 8'10"

with laminate flooring, radiator, double glazed windows and French doors, and doorway to the side opening through to the

#### STUDY/BEDROOM FOUR

13'1" x 8'11"

with double glazed windows, downlighters, double panel radiator and return door to the garage.

#### SUPERB UTILITY ROOM

15'4" max x 7'1" max

(Please note the measurements include the space taken by the cloakroom). With radiator, sink unit with mixer tap and double door cupboard beneath and space and plumbing at the side for a washing machine. Range of nearly full height fitted wall cupboards, laminate flooring, radiator, double glazed door and window to the side of the property and double glazed window to the front.

#### CLOAKROOM

with low-level WC and wash hand basin with mixer tap.

Staircase from the reception hall proceeds to the first floor landing with access to the roof space. Off the landing there is a linen cupboard with slatted wood shelving.



#### **BEDROOM ONE - REAR**

11'1" x 9'0" excluding wardrobes  
with laminate flooring, radiator, double glazed rear window  
and full height mirrored sliding wardrobe with hanging rail  
and shelf.

#### **BEDROOM TWO - REAR**

11'5" x 8'9"  
with laminate flooring, radiator and double glazed window.

#### **BEDROOM THREE - FRONT**

8'2" x 8'3"  
with double glazed window, laminate flooring and radiator.



#### **FOUR PIECE FITTED BATHROOM**

has a white suite with panel bath, Mira shower, low level WC,  
wash hand basin, tiled areas, heated towel rail, shaver point  
and double glazed window.



### **OUTSIDE**

The property enjoys a corner plot and benefits at the front from a shaped lawn and driveway providing parking for a number of vehicles and giving access to a

### **SUBSTANTIAL GARAGE**

18'0" x 14'11" max reducing to 13'9"

### **REAR GARDEN**

is mainly laid to lawn with paved patio, covered side storage area and timber garden shed.

### **GENERAL INFORMATION**

The property is freehold and all main services are connected.



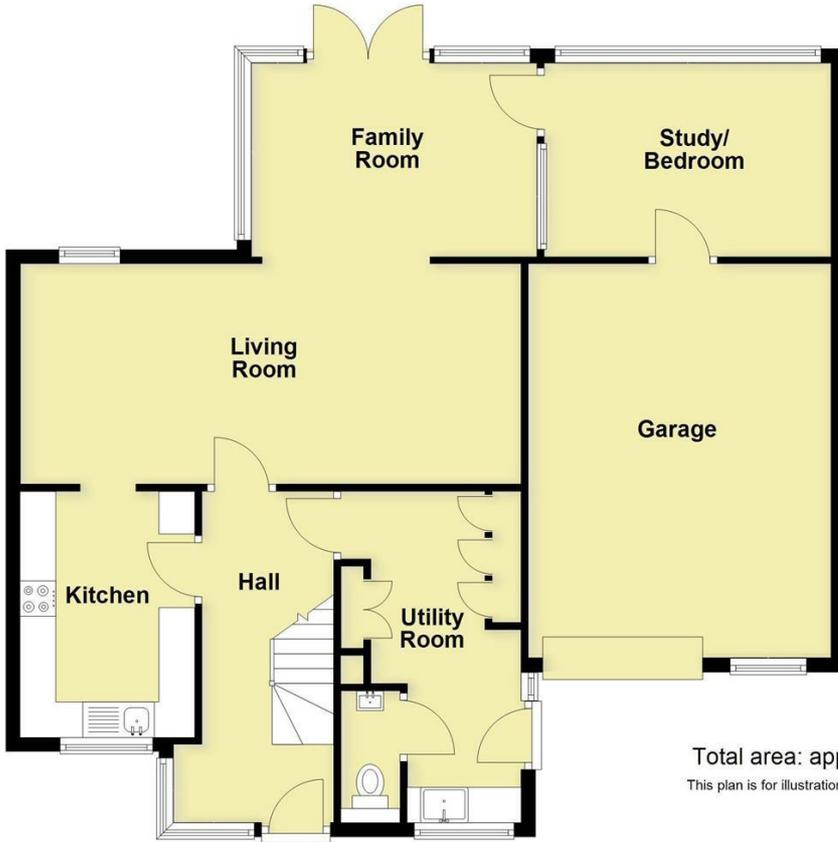


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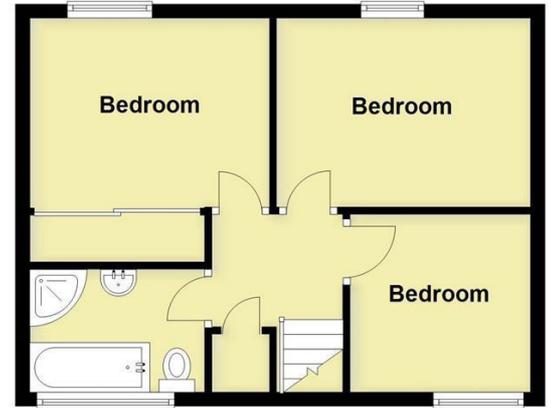
### Ground Floor

Approx. 99.6 sq. metres (1072.1 sq. feet)



### First Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



Total area: approx. 136.6 sq. metres (1470.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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