



EXCEPTIONAL PERIOD HOME

**20 Hampton Street
Warwick
CV34 6HU**

Price Guide £600,000

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A truly exceptional period family home which has been substantially extended and superbly refurbished and now offers over 1,500 ft.² of flexible accommodation arranged on three levels in a highly regarded location opposite the racecourse, and very near to the town centre. The property offers rear off-road parking, gas central heating, southerly rear garden/patio. Don't miss it.

Pedestrian gate opens to steps leading up to the

FRONT DOOR

which opens into the

WELCOMING RECEPTION HALL

with period radiator, coved ceiling and part panelled walls.

LOUNGE

12'10" x 13'8"

with stained wooden floor, large period sash window to the front, charming period fire setting, coved ceiling, radiator and glazed double opening doors leading through to the

DINING ROOM

11'1" x 11'0" max

again featuring a beautiful period style fire setting with shelves flanking either side of the chimney breast, period style radiator, coved ceiling and steps opening through to the

FITTED BREAKFAST LIVING KITCHEN

15'6" x 14'7"

This is a stunning, extended, open plan luxury fitted breakfast, living kitchen.

LIVING AREA

enjoys a beautiful tiled floor with downlighters, double glazed patio doors to the rear garden, range of wall cupboards and period style roof light.

SUPERBLY APPOINTED KITCHEN

enjoys heated flooring, a large central island unit providing a breakfast or dining bar and incorporating a one and a quarter bowl sink unit with waste disposal unit and quooker tap (chilled filter, boiling and sparking water) and drainer, electric hob with extractor hood over, base units with drawers incorporating the Hoover washing machine and Neff full sized dishwasher. On the other wall there is a full width range of fitted wall and larder units incorporating two Neff ovens, plate warmer, coffee machine, integrated fridge and freezer together with Liebherr dual zone wine cabinet (ie. the red wine is kept at a different temperature to the whites), stunning tiled floor to match the rest of the room, down lighters. and kick board lights.



Staircase from the reception hall proceeds down to the converted cellar hallway with painted wooden floor, window to the side, downlighters and door opening to storage cupboard.

CONVERTED CELLAR

BEDROOM THREE/STUDY/OFFICE

12'4" max overall x 12'3" max with double glazed window to the front, period style radiator and wiring to wall lights. (Please note the internal floor measurements are slightly smaller measuring 3.32m x 2.57m).

HUGE STUNNING WALK-IN WET ROOM

13'9" x 8'11" with tiled walls to three sides, ceiling and tiled and heated flooring, tiled shower with adjustable handheld shower and rain shower over, together with wash hand basin with mixer tap and drawers beneath, low-level WC, period style radiator and door opening to storage cupboard.



Staircase rises from the entrance hall to a half landing with sash window to the side.



BATHROOM

with antique style tub bath and rain shower over, period style radiator, wash hand basin, low-level WC, obscured double glazed window and tiled walls and floor.

Further staircase rises to the

FIRST FLOOR LANDING

with fitted cupboards and houses the gas fired central heating boiler.

BEDROOM ONE - FRONT

12'10" x 10'3" max

with attractive wooden floor, full height fitted wardrobe with cupboard above, picture rail, coved ceiling, window to the front and period style radiator.



BEDROOM TWO - REAR

11'1" max inc. wards x 11'0" into recess

with painted wooden floor, double glazed window to the rear, period style radiator, cupboard flanking one side of the chimney breast and coved ceiling.

BEDROOM FOUR - FRONT

9'6" max inc. wards x 7'0"

with window to the front, period radiator, fitted shelving unit and wardrobe with shelves and hanging rail and two drawers.

LARGE BOARDED ROOF SPACE

Access from the landing via pull-down ladder to a large boarded roof space.



REAR GARDEN

The property enjoys a large paved rear garden and patio with large timber garden shed and can be approached via two opening gates from Stand Street.

GENERAL INFORMATION

We understand the property is freehold and all mains services are connected.





20 Hampton Street, Warwick, CV34 6HU



Ground Floor

Approx. 62.2 sq. metres (669.0 sq. feet)



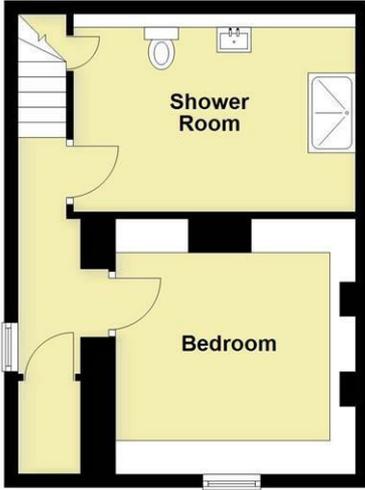
First Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



Basement

Approx. 33.8 sq. metres (364.3 sq. feet)



Total area: approx. 139.3 sq. metres (1499.5 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) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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