



HOWCOMBE GARDENS

NAPTON CV47 8PD

GUIDE PRICE £700,000

Set on an attractive private road in the heart of the highly sought-after village of Napton on the Hill, this immaculately presented and beautifully maintained four-bedroom detached home offers a perfect blend of style, comfort, and versatility. Boasting generous and flexible living spaces throughout, this stunning property is ready for its new owners to move straight in and begin enjoying all it has to offer.

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- Immaculately Presented Home • 4 Double Bedrooms • 2 En Suite Shower Rooms • Downstairs W/C • Garage • Driveway • Utility Room • Downstairs Study • Desirable Village Location



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-Upon entering the property, you are greeted by a spacious and welcoming entrance hall that forms the heart of the ground floor and provides easy access to all principal rooms within the home.

-Descending a small staircase, you are led into the beautifully bright and airy kitchen/diner, featuring a comprehensive range of wall and base units. At its heart sits a stunning central island, ideal for entertaining or casual family gatherings, with ample space for a generous dining table. The kitchen is thoughtfully equipped with an integrated dishwasher, fridge/freezer, Rangemaster cooker with extractor fan, underfloor electric heating and a charming Belfast sink, creating a perfect blend of modern convenience and timeless style. From here, French doors open out to the manicured rear garden, seamlessly extending the living space and providing the perfect setting for outdoor dining or relaxation.

-The kitchen also leads to a practical and well-appointed utility room, offering a further sink, additional storage, and under-counter space for white goods, ensuring both functionality and convenience within the home.

-Leading off the kitchen and positioned at the rear of the home is the attractive lounge, featuring a charming fireplace with a log burner, creating a truly homely and inviting atmosphere. A large bay window overlooking the rear garden floods the room with natural light, providing the perfect spot to relax and unwind.

-Returning to the hallway, the ground floor also features a versatile study, which would equally serve as an ideal children's playroom, offering flexibility to suit the needs of any household and a guest w/c that is completed to a high standard in keeping with the rest of the home.

-The hallway also provides access to the garage via an internal door, which is fitted with electrics and offers a wealth of storage space, combining practicality with convenience.

-The first floor is home to the principal bedroom, situated at the rear of the property and offering rolling countryside views. This spacious double room features a modern, fully tiled en suite shower room and a walk-in dressing area with ample fitted wardrobes, providing both comfort and practicality.

-Bedroom two, also positioned at the rear of the home, is a generously sized double, complete with fitted wardrobes and enjoys beautiful countryside views.

-Ascending to the top floor, you will find bedroom three, a generously sized double room at the front of the home, featuring the luxury of a tiled en suite shower room and fitted wardrobes.

-Bedroom four, another double room on the top floor, features a quirky mezzanine storage area, adding both character and practical space to the home.

-The family bathroom is conveniently located between bedrooms three and four and is finished to a high standard, in keeping with the rest of the home. It features a bath, hand basin, and W/C, providing a stylish and practical space for the household.

Garden, Exterior & Further Property Information:

-Leading outside, the home benefits from a secure and beautifully maintained garden, offering a true sense of privacy. Laid to lawn and patio with established foliage borders, this attractive space provides the perfect setting for alfresco dining and outdoor relaxation during the summer months.

-This established family home further benefits from driveway parking, gas central heating, and double glazing throughout. Set amidst the beautiful South Warwickshire countryside and close to a wealth of local amenities, it offers the perfect combination of rural charm and convenient community living.

Important Property Information:

EPC: Pending

Local Authority: Stratford On Avon District Council

Council Tax Band: G

Tenure: Freehold

Maintenance Fees: £550 per annum (covering street lighting, drain clearance, green space maintenance, public liability insurance, painting of road markings)

Restrictive Covenants:

-The property should be used for private residential purposes only and not to be used for any trade or business.

-Not to cut down damage, neglect or remove any existing tree or hedge.

-Not to do on the property anything which may be or become a nuisance or annoyance or cause damage to the Transferor or to the owners/occupiers of any neighbouring property.

-Not to construct or exhibit on the property any hoarding structure notice board board or sign of any kind for advertising purposes except one notice advertising the property for sale.

-Not to keep or feed on the property any animals other than household domestic pets.

-Not to park any commercial vehicle, caravan, mobile home or boat on the property .

-Not to park on or obstruct the main maintained property.

-Not to erect or place on the property any satellite dish except inside the building or in some location where it is not visible to the other properties and which is not greater than two feet in width.

-Not to do upon the property or the development any act or thing which:

1- May impede the adoption or the vesting in the Public Authority or Service Supplier of the Service Installations which is or shall be intended to be so adopted or vested or

2- may result in loss or damage to or interference with the Accessway or any Service Installations within the Property (whether attached to buildings or within wall cavities gardens or open spaces of the property) which may be or become maintainable at the public expense or which is used jointly with the Transferor or with the owners or occupiers of the remainder of the Development or any adjoining or neighbouring land.

3- which may contaminate or pollute any Service Installations forming part of the Property or the Development.
If you would like full details on the restrictive covenants, please contact the Agent.

Please note: there is ongoing maintenance regarding the repair of the shared retaining wall. This matter is currently under discussion with all homeowners of Howcombe Gardens.
Prospective buyers are advised to speak with their agent for specific details.

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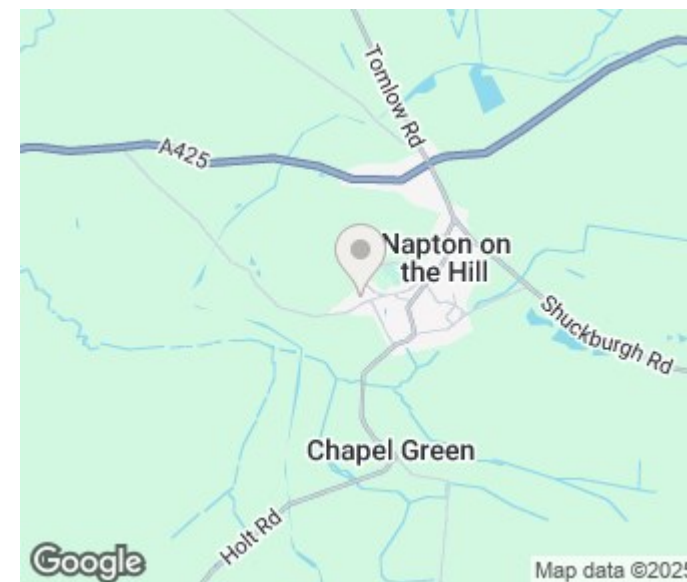




Total area: approx. 194.5 sq. metres (2094.0 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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