



## HACKWELL STREET NAPTON CV47 8LY

GUIDE PRICE £475,000

Centrally located in the heart of the highly sought-after village of Napton-on-the-Hill, this spacious and distinctive three-bedroom detached home presents an exciting opportunity for modernisation. Offering generous accommodation and immense potential throughout, the property provides a wonderful canvas for buyers looking to create a bespoke family home in a desirable village setting.

## HACKWELL STREET

- Great Potential • Stunning Views • Large Versatile Garage • Three Bedrooms • Chain Free • Desirable Village Location • Close To Amenities • Off Road Parking



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### Ground Floor:

-Upon entering the property, you are welcomed into an entrance porch which leads through to a central hallway, providing access to all principal rooms within the home.

-The kitchen is situated at the front of the home and is fitted with a range of wall and base units, incorporating an integrated electric double oven with separate hob. The space also offers ample under-counter provision for white goods and benefits from underfloor heating. The kitchen further provides access to a useful pantry area, which in turn leads out to the rear garden.

-The ground-floor accommodation further benefits from a versatile snug, ideal for use as a home office or children's playroom, and complete with a fitted storage cupboard.

-The ground-floor accommodation further benefits from a downstairs W/C and internal pedestrian access to a substantial double garage and adjoining store, offering fantastic potential for renovation or conversion, subject to the necessary consents.

### First Floor:

-The first floor houses the spacious lounge, which enjoys picturesque country views and is filled with natural light thanks to its dual aspect, providing the perfect space to relax

-The lounge opens through sliding patio doors into a garden room, providing a versatile space with views over the rear garden.

-The main bedroom is a generously proportioned double room, complete with ample fitted storage.

-Bedrooms two and three are both further double rooms, each benefiting from built-in storage.

-The bathroom is conveniently positioned close to all bedrooms and has been recently updated. It features a walk-in shower, hand basin, W/C, and an electrically heated towel rail.

### Exterior and further property information:

-The property benefits from a tiered rear garden, offering stunning countryside views and excellent potential for landscaping.

-The property further benefits from a combination of storage heaters and gas fires, as well as off-road driveway parking for multiple vehicles.

-Surrounded by the picturesque South Warwickshire countryside and with a wealth of local amenities and excellent road links nearby, this home offers the charm of rural community living.

### Important Property Information:

Tenure: Freehold

EPC: G

Council Tax Band: D

Local Authority: Stratford On Avon District Council

## HACKWELL STREET





Total area: approx. 189.5 sq. metres (2039.5 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	68
(39-54)	E	
(21-38)	F	
(1-20)	G	13
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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