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RESIDENTIAL

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20 Dorsington Close, Hatton Park, Wawick, CV35 7TH

Asking price
£800,000



An imposing period residence enjoying an elevated position enjoying open views to the front Impressive reception hall, cloakroom, drawing room, dining room, high spec breakfast kitchen, utility room, master bedroom with dressing room and en-suite, four further bedrooms, principle bathroom, landscaped gardens to front and rear, detached double garage, off road parking to front and rear. No upward chain EPC C 70

This popular residential development is ideally sited 3 miles from Warwick Town Centre. It contains some local amenities including local shop, village hall and recreational facilities and is a short distance from

Warwick Parkway station. The development is also convenient for a number of other work centres including Leamington Spa, Coventry, Stratford upon Avon, Solihull and Birmingham and is within easy reach of the motorway network.

A fabulous opportunity exists to acquire this imposing period residence which enjoys a superb elevated position giving distant views. The accommodation briefly affords an elegant reception hall, guest cloakroom, dining room, attractive sitting room, study, fitted breakfast kitchen, utility room, master bedroom with large en suite shower room, three further bedrooms, principle bathroom, double garage, landscaped gardens to front and rear.

Approach

Through solid entrance door into:

Reception Hall

Tiled floor, high cornice ceiling, downlighters, two radiators, built in cloaks/storage cupboard, double glazed casement door to rear aspect and garden. Staircase rising to First Floor.

Cloakroom

White suite comprising WC, vanity wash hand basin with complementary tiled splashbacks and storage cupboard below, radiator, matching tiled floor, extractor fan.





Drawing Room

6.47m x 3.31m (21'3" x 10'10") The elegant room enjoys a high cornice ceiling with focal point. Three radiators wiring for wall lights, Two sealed unit double glazed sash windows to front aspect, matching window to rear aspect and a double glazed casement door provides access to the rear garden.

Dining Room

6.24m x 3.31m (20'6" x 10'10") Two radiators, wiring for wall lights, high cornice ceiling, two sealed unit double glazed windows to front aspect. Double doors to:

Breakfast Kitchen

4.71m x 3.08m (15'5" x 10'1") Having a comprehensive range of gloss fronted base and eye level units, quartz worktops and upturns with inset 6 stainless steel single drainer sink unit with mixer tap. Breakfast bar with matching worktop and storage cupboard beneath. Wine rack and wine cooler, AEG electric oven with combination microwave over. Space for American fridge/freezer, AEG 5 ring gas hob with an illuminated AEG extractor unit over. Integrated dishwasher, vertical radiator, tiled floor, downlighters and two sealed unit double glazed sash windows to rear aspect,

Utility Room

3.11m x 1.46m (10'2" x 4'9") Matching worktops and upturns with inset circular sink with mixer tap and base unit beneath. Space and plumbing for washing machine and tumble dryer. Eye level storage cupboards, tall storage unit, radiator, tiled floor, sealed unit double glazed casement door to rear aspect and garden.

First Floor Landing

Built in Airing Cupboard, high cornice ceiling, radiator, access to roof space, downlighters and a sealed unit double glazed sash window to rear aspect. Doors to:





Master Bedroom

5.06m x 3.77m (16'7" x 12'4") High ceiling, two sealed unit double glazed sash windows to front aspect both with radiators below, opening to:

Dressing Room

2.68m x 2.39m (8'10" x 7'10") Matching built in wardrobes, dressing table with drawers and knee hole space, radiator, sealed unit double glazed window to rear aspect.

En-Suite

Porcelanosa white suite comprising WC with a concealed push button cistern, wash hand basin. Tiled shower enclosure with a drench shower head. Complementary tiled splashbacks, tiled floor, chrome heated towel rail, downlighters, extractor fan, sealed unit double glazed sash window to rear aspect.

Bedroom Two

3.76m x 3.41m (12'4" x 11'2") Radiator, built in triple door wardrobe, sealed unit double glazed sash window to rear aspect.

Bedroom Three

3.42m x 2.71m (11'3" x 8'11") Radiator, sealed unit double glazed sash window to front aspect.

Bedroom Four

3.70m x 2.21m (12'2" x 7'3") Radiator and a sealed unit double glazed window to the front aspect.

Study/Bedroom Five

(2.7m x 2.1m ((8'10" x 6'11")) Having a comprehensive range of built-in office furniture, wood effect floor, radiator and a sealed unit double glazed sash window to front aspect.



Principle Bathroom

Luxury white suite comprising large free standing bath with floor mounted mixer tap and shower attachment, vanity wash hand basin with drawers below. Large shower enclosure with with Aqualisa shower. Two chrome heated towel rails, complementary tiled splashbacks, downlighters, tiled floor, extractor fan, shaver point, sealed unit double glazed window to rear aspect.

Outside

To the front of the property there is a two car parking bay. A cast iron pedestrian gate leads to the enclosed lawned

front garden with pathway leading to the entrance door.

Rear Garden

Having a paved patio area extending the width of the house, lawned gardens, outside tap. Gated rear pedestrian access and service door to the garage.

Double Garage

5.6m x 5.64m (18'4" x 18'6") Two up and over doors, power and lights. There is also parking for two further cars in front of the garage.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own enquires.

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

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Ground Floor
Approx. 130 sq. metres



Total area: approx. 230.3 sq. metres
20 Dorsington Close AAL, Warwick

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
		70 80		67 77	

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN