



Connells

Church Street
Hampton Lucy Warwick

Church Street Hampton Lucy Warwick CV35 8BE

for sale offers over
£450,000



Property Description -

This beautifully restored Grade II listed two-bedroom cottage seamlessly blends period charm with high-quality modern finishes. Retaining its original character—including exposed beams, painted brickwork and delightful fireplaces—the home has been thoughtfully updated throughout.

The inviting lounge features original ceiling beams and a cast iron outer surrounding an electric fireplace, leading to an exceptional kitchen/dining room redesigned to a high standard. This impressive space includes bespoke cabinetry, quartz work surfaces, a Belfast sink, integrated appliances and two Velux roof windows, with French doors opening directly onto the garden. A ground-floor bedroom and stylish shower room complete the lower level.

Upstairs, the landing retains exposed brickwork and beams and leads to the principal bedroom with bespoke wardrobes, along with a beautifully appointed bathroom featuring a freestanding Burlington London bath. There is also access to a fully boarded loft with ladder and lighting.

Outside, the wrap-around garden offers mature trees, established borders, generous lawns and a paved patio for entertaining. An electric gate opens to a large graveled parking area, providing excellent off-road parking for multiple vehicles.

This is an exceptional character cottage finished to a superb standard throughout.

Introduction - Hampton Lucy is a charming Warwickshire village set in rural surroundings and within easy reach of excellent local facilities in Wellesbourne. Ideally located close to Stratford-upon-Avon, Warwick and Royal Leamington Spa with the comprehensive facilities and amenities that these very popular towns offer. Hampton Lucy itself has a village school, a church, a village hall and a public house. Surrounded by beautiful countryside yet conveniently located for nearby towns, Hampton

Lucy offers the perfect balance of rural tranquility and accessibility.

Lounge

A door from the front elevation opens into this beautifully presented lounge, where exposed original ceiling beams and painted brickwork create an inviting sense of character. A handsome cast iron outer surrounding an electric fireplace forms a striking focal point, enhanced by elegant decorative wall lighting. An original glazed window to the front provides generous natural light. The room also benefits from a useful under-stairs storage cupboard. Door leading through to the hall.

Hallway

The hallway features carpeted stairs rising to the first floor, with painted brickwork adding a touch of period charm. A partly glazed door leads through to the kitchen/diner, allowing natural light to flow between the spaces.

Kitchen/Dining Room

Beautifully redesigned to an exceptional standard, this impressive kitchen/dining room combines contemporary quality with timeless cottage charm. Bespoke fitted cabinetry provides generous storage with matching wall and base units, all beautifully complemented by luxurious quartz work surfaces. A classic Belfast sink with mixer tap is set beneath a double-glazed window enjoying views over the rear garden, while two Velux roof windows enhance the natural light throughout the room.

Integrated appliances include a washing machine and dishwasher, together with a Richmond range cooker paired with a Bosch extractor fan. Modern ceiling downlighters, underfloor heating and a well-designed

breakfast bar enhance both comfort and practicality.

The dining area is ideal for entertaining, with French doors opening directly onto the patio and garden to create a seamless connection between indoor and outdoor living. Further doors lead to the ground floor bedroom and the shower room.

Shower Room

Appointed to a high standard, the shower room features tiled flooring and a spacious walk-in shower enclosure. Additional fittings include a low-level WC and a ceramic sink set within a vanity unit with mixer tap. A chrome heated towel radiator, ceiling downlighters and extractor fan provide comfort and practicality, while an obscure double-glazed window to the side elevation allows for natural light and privacy.

Bedroom One

A bright and well-proportioned room featuring two double-glazed windows to the side elevation, ceiling downlighters and a radiator. The room also benefits from a built-in double storage cupboard with hanging rails, providing excellent practical space.

First Floor

Landing

A charming landing area featuring a stained glass window, exposed painted brickwork and original beams, highlighting the property's period character. Additional features include ceiling downlighters and a radiator, with doors leading to the bedroom and bathroom.

Bedroom Two

A beautifully presented and characterful double bedroom, enhanced by bespoke fitted wardrobes that provide excellent storage while complementing the cottage's authentic charm. The room enjoys a warm and inviting feel, with ceiling downlighters and radiator. Benefiting a double-glazed window to the side elevation allowing natural light to filter

through.

Bathroom

A beautifully appointed bathroom featuring a freestanding Burlington London bath with shower over, complemented by stylish mosaic tiling and areas of exposed brickwork that highlight the cottage's character. Additional fittings include a wash hand basin, low-level WC and a chrome heated towel rail. An extractor fan and an obscure double-glazed window to the rear elevation provide both ventilation and privacy.

A loft hatch offers access to the fully boarded loft space, complete with ladder and lighting, providing excellent additional storage.

Outside

Gardens - The property enjoys an attractive wrap-around garden featuring mature trees and well-established borders. Generous lawned areas offer plenty of outdoor space, complemented by a paved patio ideal for dining and entertaining. Additional benefits include outdoor lighting, a power supply and an external tap, enhancing the garden's practicality and year-round usability.

Parking - An electric gate opens onto a large graveled parking area, providing generous off-road parking for several vehicles.

Council Tax - Local Authority: Stratford District Council

Band 'D'

Viewings - Strictly by prior appointment via the selling agent.

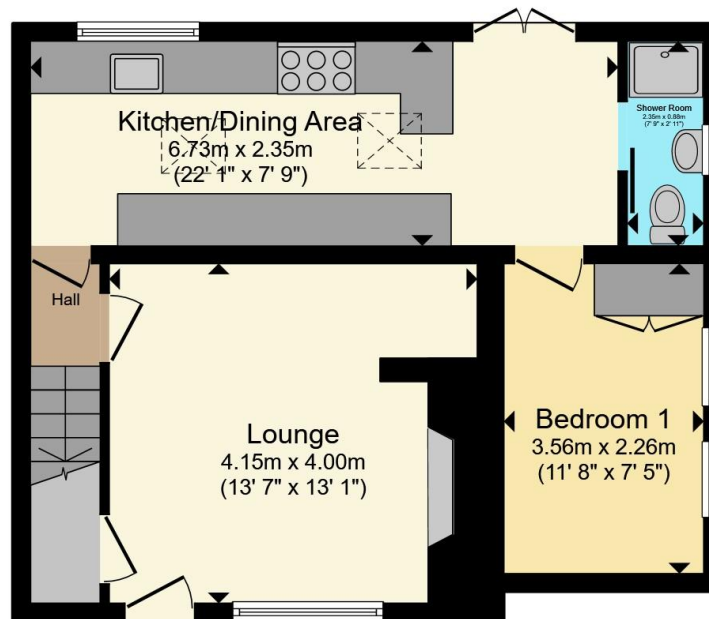
Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

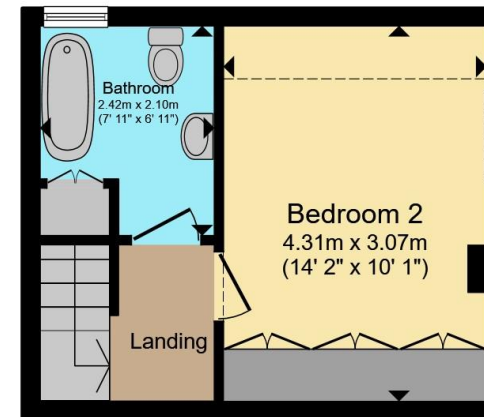








Ground Floor



First Floor

Total floor area 70.9 m² (763 sq.ft.) approx

This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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Bridge Street
WELLESBOURNE CV35 9QP

EPC Rating: Exempt
Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WBE104153



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