



10 The Hamlet, Leek Wootton, Warwick



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An immaculately presented detached family home located in the heart of Leek Wootton village with countryside views.

10 The Hamlet is located in the highly regarded village of Leek Wootton. The property is within walking distance to The Anchor public house, All Saints Church, All Saints Church of England primary school, Leek Wootton Sports Club and The Warwickshire Golf and Country Club.

The property is well placed for the local towns of Leamington Spa, Kenilworth, Warwick and Coventry. Amenities can be found in Kenilworth, Warwick and Leamington Spa. There is easy access to the motorway and rail networks for the commuter. There is an excellent range of state, private and grammar schools in the area.



EPC
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Guide price: £675,000

Tenure: Freehold

Council tax band: Warwick District Council. Band: F



The property

A welcoming entrance hallway has a guest cloakroom and staircase rising to the first floor. The kitchen/breakfast room overlooks the front of the property and features plenty of fitted units, two breakfast bars, a Neff dual oven, an integrated fridge, freezer and a dishwasher. Located off the kitchen are a utility and a further reception room which is an ideal study or playroom. A very spacious sitting room has a log burner, engineered oak flooring and two sets of French doors which open on to the garden.

Upstairs, there are three good-sized double bedrooms and a family bathroom. Two separate dressing areas lead off the principal bedroom and bedroom two and could be made into en suites. A spacious, newly fitted family shower room is fully tiled and has a large walk-in rainfall shower and a separate handheld attachment.

Planning permission was previously granted in 2018 for a single-storey side garage extension, first-floor side extension and two-storey rear extension. This has now lapsed, so it would need to be re-applied.



The permission would enhance the ground floor space but, more specifically, the first-floor accommodation, creating four double bedrooms, including a principal bedroom suite with walk-in wardrobe and en suite bathroom, and a further en suite to bedroom two.

Outside

A rear east-facing garden is mainly laid to lawn with a paved seating area. There is a shed at the rear of the garden, an additional sunken seating area and lovely open countryside views beyond the hedge. There is side gated access from the front of the house to the garden, and the garage has been divided to create two separate store rooms. There is private parking for a couple of cars on the front driveway.







Services

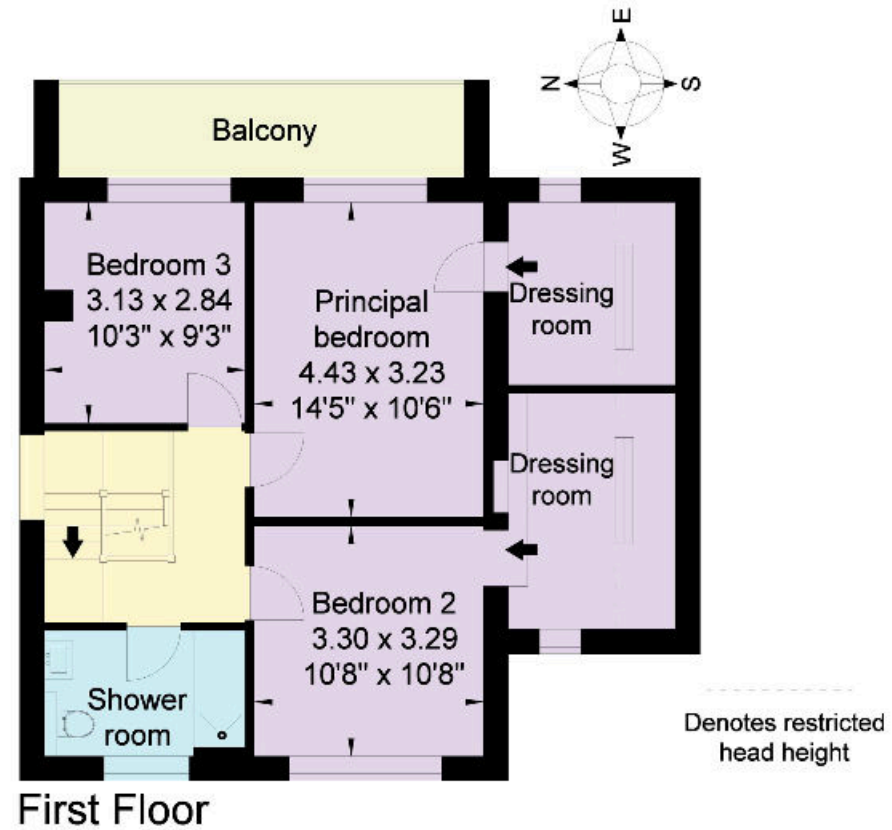
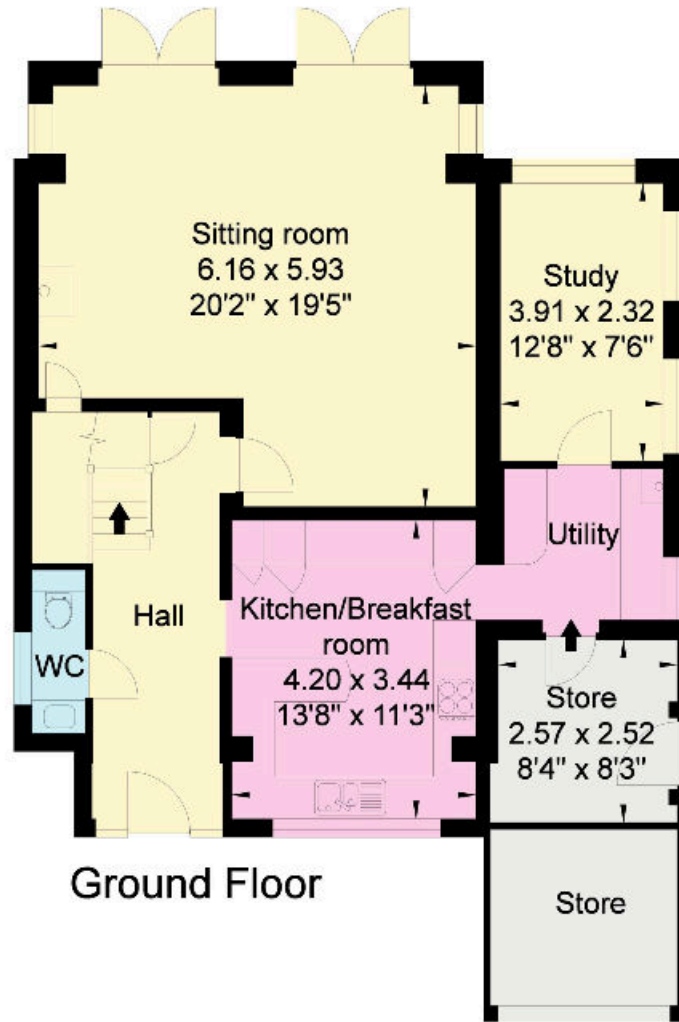
Mains gas, electricity and water are connected to the property.
Telephone and broadband.

Directions (CV35 7QW)

Turn off the A46 towards Leek Wootton/Hill Wootton/B4115 and at the roundabout take the first exit onto the Warwick Road. Proceed over the next small roundabout and in the centre of the village, turn right onto Hill Wootton Road. Turn left onto The Hamlet and the property will be found on the right hand side.

What3words ([what3words.com](https://www.what3words.com)) reference Honey.living.joined





**Approximate Gross Internal Floor Area
160 sq m / 1,722 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 24 April 2024
Our reference: STR012243764

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We have pleasure in enclosing details of the above property for which we are quoting a guide price of £675,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

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V4.2 Feb 24