



Yew Tree Cottage, Hockley Road
Hatton, Warwickshire

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Yew Tree Cottage is centrally located between the sought-after and attractive villages of Shrewley and Hatton, surrounded by rolling countryside. This south-facing property benefits from far-reaching views to the north, east and south and offers a beautiful, mature, bordered garden to the east.

The neighbouring village of Hatton has an excellent gastro pub, and a village shop is nearby at Hatton Park. Hatton Country World is approximately one mile away and provides a range of shops and recreational facilities. The village also benefits from a railway station approximately 1 mile from the property. The attractive market town of Henley-in-Arden is approximately six miles away. It has excellent shopping and recreational facilities, including doctors and veterinary surgeries, public houses, restaurants, a primary and secondary school, and churches. Stratford-upon-Avon, renowned for its

theatres and Shakespearean heritage, is readily accessible, as are Warwick and Leamington Spa.

There is an excellent range of state, grammar, and private schools in the area to suit most requirements, including King's High School for Girls and Warwick Prep and Public Schools in Warwick, Stratford Grammar School for Girls and King Edward VI School for Boys, and The Croft Prep School at Stratford-upon-Avon.

There are numerous golf courses in the area, including The Ardencote, Ingon Manor, The Warwickshire, at Leek Wootton and Stratford-upon-Avon. In addition to this, there are racecourses at Warwick, Stratford-upon-Avon and Cheltenham for equestrian enthusiasts. The Cotswolds lie a short distance to the south. The property is surrounded by lovely walks in the open countryside, with a public footpath running to the east of the property.



Guide price: £375,000

Local authority: Warwick District Council

Council tax band: E



The property

Yew Tree Cottage is a charming, semi-detached, period cottage between Hatton and Shrewley on Hockley Road with excellent development potential. The property is approached by a wooden gate that opens to a concrete drive with space to house two cars comfortably. The side porch extension, with tiled flooring, exposed brickwork and a double aspect with views to the rolling fields beyond, is entered via a painted blue door. This leads into a small hall which provides stairs to the first floor to the left and access to the large, tiled shower room to the right. The kitchen is also accessed off the small hallway; this includes wooden cupboards, a tiled floor and a large window offering stunning views to the rear, flooding the room with natural light. This flows into a spacious living room with a wrought iron fireplace and stone surround, space for a dining table and a double aspect to the south and east with beautiful views of the countryside beyond.

The stairs rise to the first-floor landing, which provides access to three bedrooms. Two of the bedrooms are generous doubles, one with a sizeable, east-facing aspect over the garden and rolling fields to the rear and a built-in wooden wardrobe, and the other with a south-facing aspect with unrivalled views to the front and an original fireplace painted white. The third bedroom is a smaller, single bedroom with an east-facing aspect over the beautifully maintained, mature garden.

Outside

The large garden is a particular feature of the property and is principally lawned and bordered by mature flowerbeds and an array of tree species. To the rear of the garden, approached either by a stone path in the garden or a gate off the road, are two wooden stables and a good-sized, lean-to hay barn. In addition to this, there is also a single garage accessed via the driveway.



Services

Mains electricity, water and drainage are connected to the property. Oil-fired central heating (combi-boiler). Fibre broadband is available to be connected to the property.

Directions (CV35 7HQ)

From M40 (J15), take the A46 towards Coventry. Take the first exit signposted Warwick Parkway (A4177). At the roundabout, turn left onto the A4177, passing through the village of Hatton and pass the Hatton Arms on the left. Take the next left onto Hockley Road, signposted Shrewley and Hockley Heath B4439. Continue down Hockley Road for approximately a mile, past the farm on the left, down a slight hill, and the driveway to the property is through wooden gates on the right.





Approximate Gross Internal Floor Area 162 sq m / 1,741 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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