



High Willows, Shaws Lane, Near Hatton, Warwickshire

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## An opportunity to refurbish and improve this three bedroom home in a semi-rural position with land.

### Situation

High Willows is situated in a beautiful semi-rural location close to all of the amenities Lapworth, Dorridge and Knowle have to offer. The property is within easy reach of the intersections with the M40 and M42, giving good access to the Midlands motorway network and the NEC, Birmingham International Airport and the M40 to Oxford and London beyond. Solihull, Henley-in-Arden, Warwick and Stratford-upon-Avon are all readily accessible.

There is an excellent range of state, grammar and private schools nearby, including the renowned Solihull boys and girls schools and King Edward the VIII school in Birmingham. Public Schools in Warwick, The Croft Prep School in Stratford-upon-Avon, Stratford Grammar School, Arnold Lodge Prep School and Kingsley School for Girls in Leamington Spa.

Several excellent golf courses are nearby, including Copt Heath Golf Club in Knowle, and The Belfry Hotel is 15 miles away.

### Distances

M42 (J4) 8 miles, M40 (J15) 10 miles, Birmingham International Airport 11 miles, Warwick 11 miles, Birmingham city centre 12 miles, Stratford-upon-Avon 12 miles  
(All distances are approximate).





## The Property

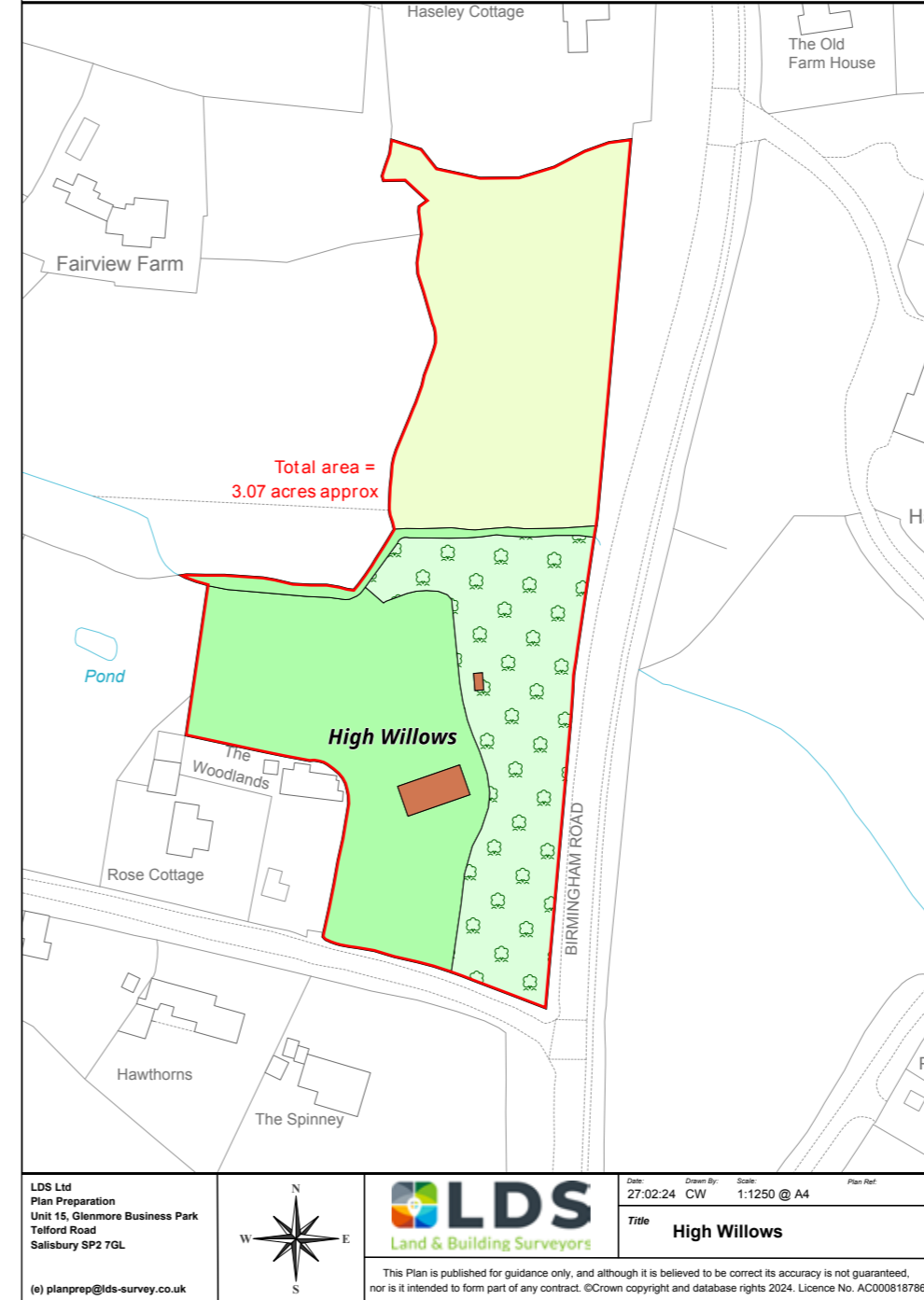
Built in the 1960s and in need of modernisation, High Willows is an exciting opportunity for a purchaser to make this home their own.

The property comprises an entrance hall with stairs to the first floor and doors to the main reception rooms. There is a large dual aspect sitting room with a feature fireplace and double doors to the patio. The sitting room flows through to the dining room. Accessed from the entrance hall is a kitchen/breakfast room with wooden kitchen units and an integrated oven. There is space for a table and chairs. A useful utility and cloakroom are accessed from the kitchen/breakfast room and via a door to the garden. There is also a study, ideal for home workers.

To the first floor there is a principal bedroom with fitted wardrobes and a wash hand basin, two further bedrooms and a shower room.







## Gardens and Grounds

Outside, the property is approached via a gated driveway providing parking for several cars and giving access to the integral double garage.

The gardens and grounds are extensive, extending to in all about 3.07 acres. To the rear is a private mainly laid to lawn garden with a patio area and a variety of mature specimen trees and hedging. Extending beyond the garden is paddock land.

## What Three Words

//fruit.bounding.disband

## Property information

**Services:** All mains services are connected to the property. Gas central heating.

**Local Authority:** Warwick District Council.

**Council Tax Band:** F

**Tenure:** Freehold

**Viewings** By prior appointment only with the agents.





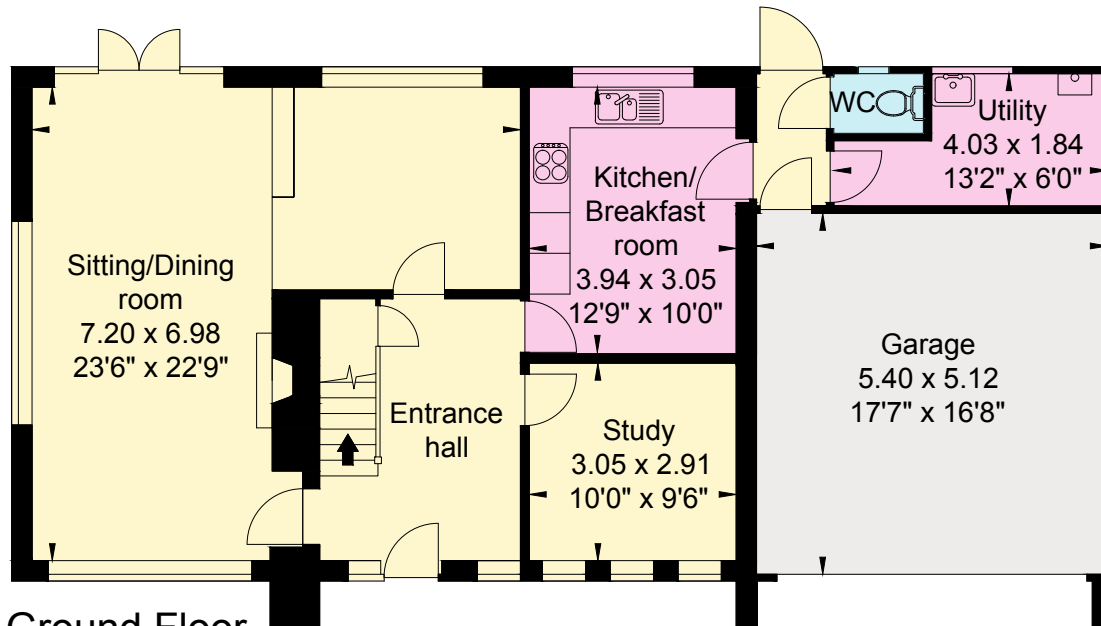
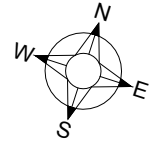
### Approximate Gross Internal Floor Area

Total = 162 sq m / 1,744 sq ft (Inc. restricted head height, exc. eaves)

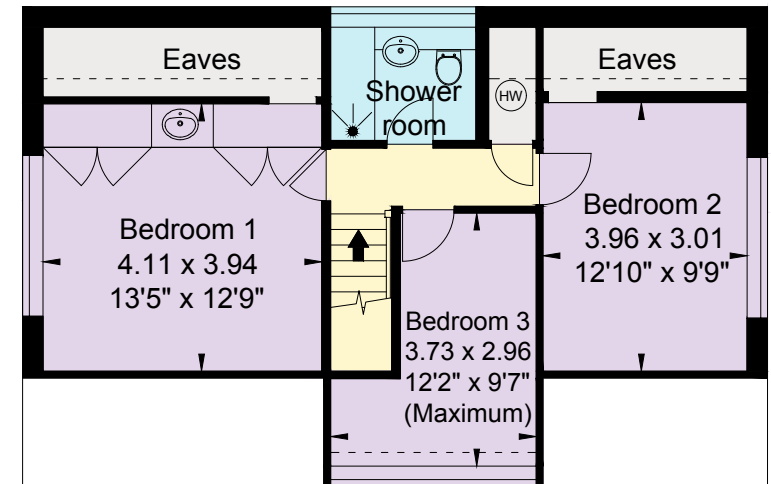
This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.

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Denotes restricted head height



Ground Floor



First Floor

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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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Particulars dated [March 2024]. Photographs and videos dated [March 2024].

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Date: 27 March 2024  
Our reference: STR012423265

## High Willows, Shaws Lane, Hatton, Warwick, CV35 7JA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £799,950.

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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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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