



Merchants House, Hampton Lucy, Warwickshire

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An **immaculately presented** substantial home in the heart of this well-regarded village with good access to Stratford-upon-Avon, Warwick and Leamington Spa.






### Distances

Stratford-upon-Avon 4 miles, Warwick 6 miles, M40 (J15) 4 miles  
 Warwick Parkway Station 6 miles (trains to London Marylebone from 69 minutes), Leamington Spa 9.5 miles, Birmingham 27 miles  
 (All distances and time are approximate).

### Situation

Hampton Lucy is a delightful village conveniently located between Stratford-upon-Avon and Warwick. Stratford-upon-Avon is about four miles away and is the region's cultural centre with its Shakespearian heritage and theatres, shops, restaurants, gastro pubs and leisure centre. Leamington Spa, Warwick and Birmingham are all readily accessible.

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#### Tenure

Freehold

#### Local Authority

Stratford-on-Avon District Council:  
 01789 267575

#### Council Tax

Band G

Sports facilities include a number of golf courses and racing at Stratford-upon-Avon, Warwick and Cheltenham. The Cotswolds lie a short distance to the south.

There is a wide range of state, grammar and private schools in the area, including The Croft Prep school, grammar schools in Stratford-upon-Avon, Warwick Public and Prep Schools and King's High School for Girls in Warwick; Kingsley School for Girls and Arnold Lodge School in Leamington Spa.

## The property

Merchants House is a fabulous family home in the centre of the popular village of Hampton Lucy with lovely views towards the Grade I listed St Peter ad Vincula Church.

The entrance hall has an attractive exposed beam and stone flooring. It has wooden doors to the reception rooms and kitchen/breakfast family room. There is a beautiful dual-aspect drawing room with exposed beams, a feature fireplace with a log-burning stove and double doors out to the rear garden. The substantial dining room has a bay window, wooden floors and an exposed timber beam, and there is a further sitting room/TV room. The beautifully appointed kitchen/dining/living room will undoubtedly be this home's hub. The kitchen has a cream wall and base units beneath a Corian worktop with various integrated appliances, including a Rangemaster oven. There is ample space for dining and seating, with an attractive feature fireplace, a log burner, and double doors to the garden. There is also a home office/study, utility and cloakroom on the ground floor.

Upstairs is a beautiful, light, and airy principal bedroom suite with fitted wardrobes and an en suite bathroom with a separate shower cubicle and a clawfoot bath. There are four further immaculately presented double bedrooms, all with en suite shower rooms.





## Outside

A stone-chipped in-and-out driveway provides parking for several cars and gives access to the garage.

To the rear is a beautiful and well-stocked mature garden with a large lawned area, herbaceous borders, mature trees, a pergola, and patio areas perfect for outdoor dining.

## Services

All mains services are connected to the property.

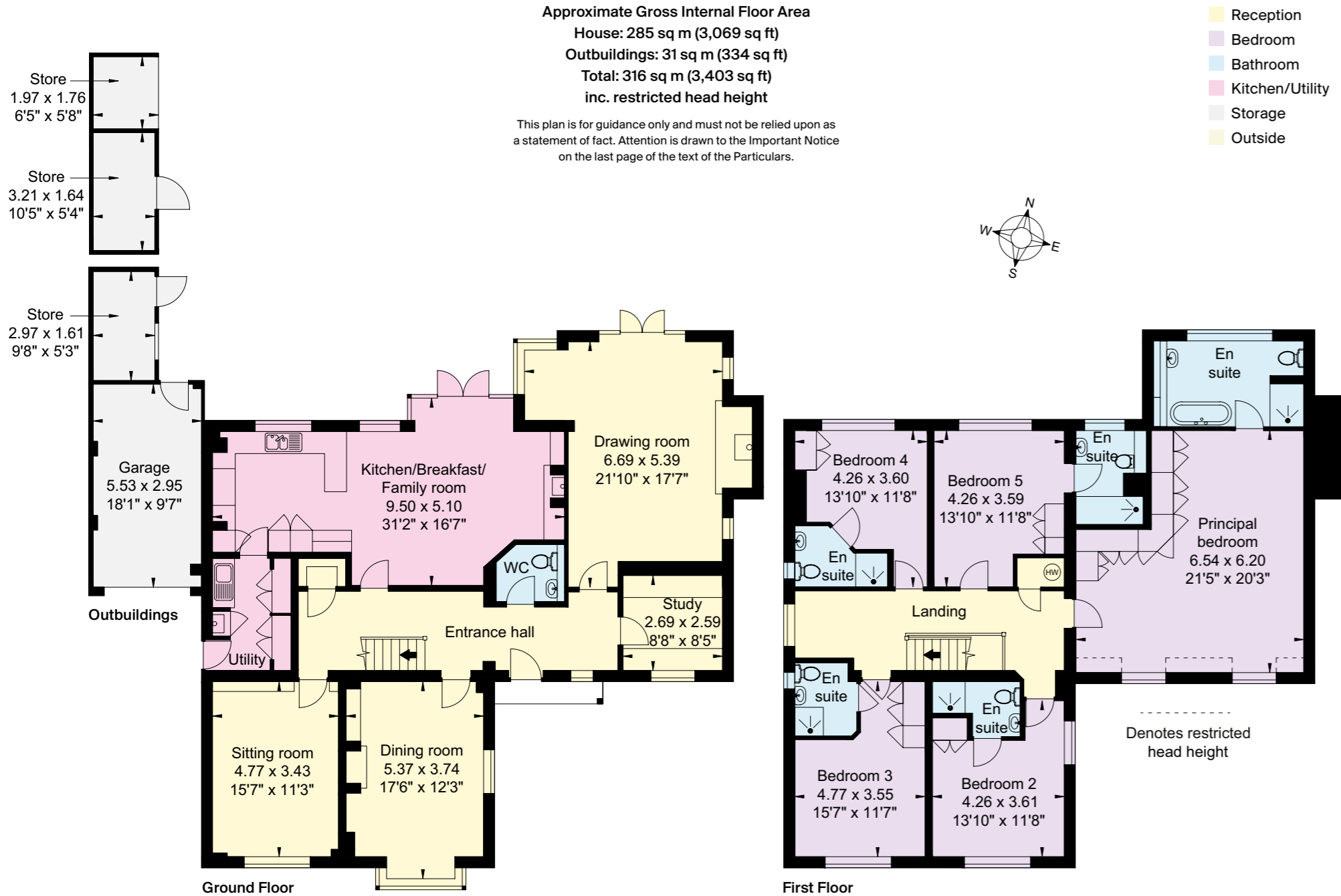
## What3words

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## Viewing

By prior appointment only with the agents.





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I would be delighted to tell you more

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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: 16 May 2024  
Our reference: STR012438941

## Merchants House, Church Street, Hampton Lucy, Warwick, CV35 8BE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,250,000.

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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