



Hipsley Paddock Hipsley Lane, Atherstone, CV9 2HR

£725,000

A four double bedroom semi-detached property occupying an impressive plot offering extensive living accommodation, generous gardens and grounds, a range of useful outbuildings and a large circular driveway.

Hipsley Paddock is an exciting opportunity to acquire a spacious and versatile family home set within an enviable semi-rural position in Hurley. The property offers excellent proportions throughout, with three reception rooms providing a choice of living and entertaining spaces, together with a well-appointed kitchen diner, utility room, boot room and downstairs WC. To the first floor are four generous double bedrooms, with one bedroom benefiting from its own en-suite facilities. There is also a family bathroom, separate shower room and additional separate WC, providing excellent facilities for a larger family. Externally, the property sits within a substantial plot extending offering considerable outside space and a high degree of versatility. The property is approached via a large circular driveway providing ample off road parking. The property also includes several outbuildings, offering a variety of potential uses including storage, hobbies, workshop space or home working, subject to any necessary permissions. The combination of the generous accommodation, four double bedrooms, substantial plot, ample parking and numerous outbuildings makes Hipsley Paddock a particularly versatile property, with considerable scope to suit a variety of family requirements.

Approach

Via driveway with secure remote controlled gates, the driveway leads to a substantial yard surrounded by various buildings. The yard leads to a circular parking area suitable for multiple vehicles. Steps lead to a block paved and lawned area with path leading to front door.



Hallway

With storage cupboard.

Vestibule Area

8'7 max x 6'0 max (2.62m max x 1.83m max)

Having stairs leading to first floor accommodation and walk through to the family room

Guest Cloakroom

Double glazed obscured window to side, low level W/C, hand wash basin, ladder style heated towel rail, part tiled walls and ceiling light point.



Family Room

16'6 max x 13'9 max (5.03m max x 4.19m max)

Double glazed window to rear, wood burner set on tiled hearth, radiator and ceiling light point.



Sitting Room

16'6 max x 16'5 max (5.03m max x 5.00m max)

Two double glazed windows to front, double glazed French Doors to rear, two radiators and ceiling light point.



Kitchen/Diner

24'2 max x 13'9 max (7.37m max x 4.19m max)

Double glazed window to front, double glazed French doors to rear garden, wall base and drawer units, 1 1/2 sink with drainer and mixer tap, integrated fridge freezer, built in dishwasher, dual fuel Aga with hotplates and oven, central island, radiator and ceiling light point.



Office/Entertainment Room

13'8 max x 10'11 max (4.17m max x 3.33m max)

Two sets of double glazed French doors to side and rear, radiator and ceiling light point.



Utility Room

13'10 max x 6'9 max (4.22m max x 2.06m max)

Double glazed window to front, part double glazed door to side, base units, sink with drainer and mixer tap, radiator and ceiling light point.



Boot Room

5'6 x 4'6 (1.68m x 1.37m)

Landing

Double glazed window to front, generous sized area with potential for office space, loft access, two built in storage cupboards, radiator and ceiling light point.



Bedroom One

23'11 max x 13'10 max (7.29m max x 4.22m max)

Three double glazed windows to front, side and rear, fitted wardrobes and dressing table, two radiators and ceiling light point.



Bedroom Two

16'10 max x 10'2 max (5.13m max x 3.10m max)

Double glazed window to rear, fitted wardrobes, cast iron feature fire place (not in use) radiator and ceiling light point.



Ensuite

6'7 x 6'5 (2.01m x 1.96m)

Double glazed obscured window to front, shower cubicle with built in shower, low level W/C, bidet, pedestal hand wash basin, ladder style heated towel rail and spot lights to ceiling.



Bedroom Three

14'1 max x 10'3 max (4.29m max x 3.12m max)

Double glazed window to rear, radiator and ceiling light point.



Bedroom Four

13'6 x 9'11 (4.11m x 3.02m)

Double glazed window to rear, radiator and ceiling light point.



Shower Room

7'3 max x 6'7 max (2.21m max x 2.01m max)

Double glazed obscured window to front, shower cubicle with built in shower, pedestal hand wash basin, ladder style heated towel rail, and ceiling light point.



Separate W/C

Double glazed obscured window to side, Low level W/C, radiator and ceiling light point.



Family Bathroom

13'11 max x 10'2 max (4.24m max x 3.10m max)

Double glazed obscured window to front, low level W/C, shower cubicle with built in shower, roll edge free standing bath, bidet, pedestal hand wash basin, ladder style heated towel rail and ceiling light point.



Floorplans



Further Information

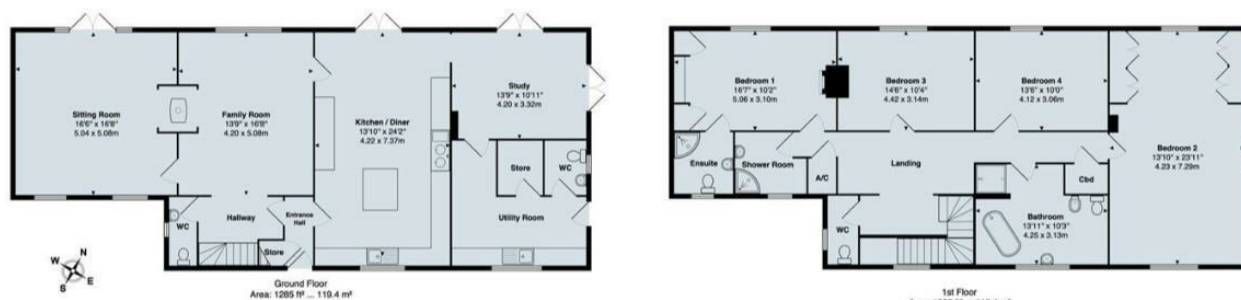
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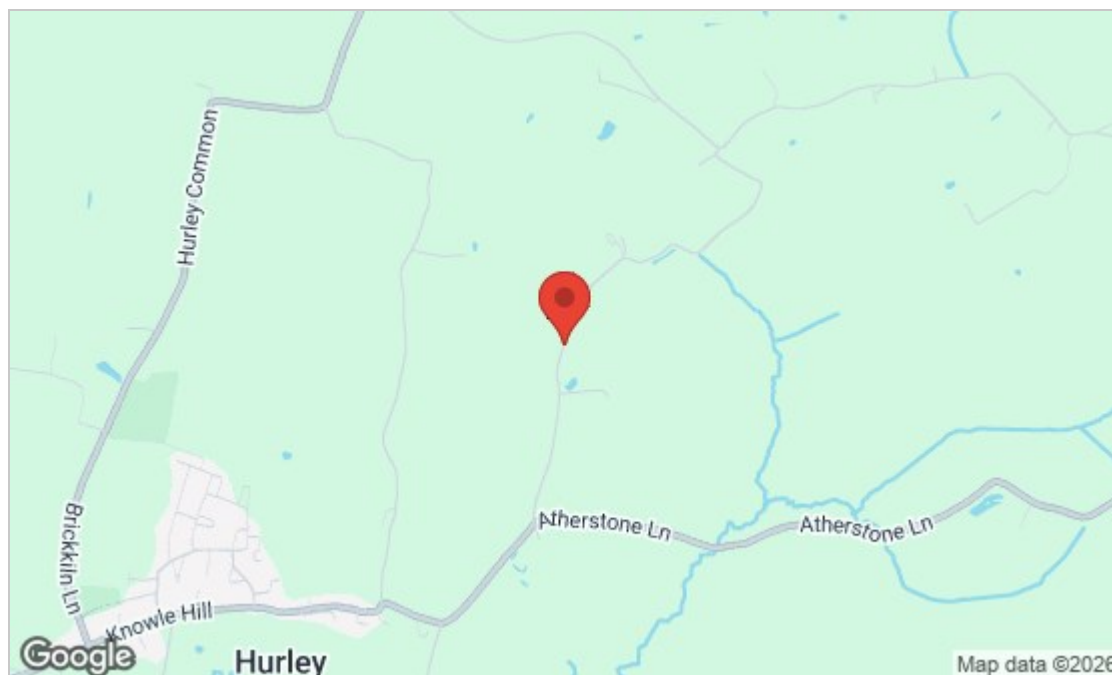
The property benefits from roof mounted solar panels and we are advised by the vendor that the solar panels are owned outright.

Council Tax Band: G

EPC Rating: D



Total Area: 2571 ft² ... 238.8 m²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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