



8 Lloyd Close, Hampton Magna, CV35 8SH
Offers Over £425,000

charlesrose.

This extended detached family home is located in the ever popular village of Hampton Magna. The owners have loved and adored living there for over four decades but now it's time for them to move on. Positioned at the end of a cul de sac upon a large plot both front and back the property offers multiple reception rooms, four bedrooms and that all important driveway and garage and private rear garden.

LOCATION

Lloyd Close is a quiet cul de sac within the popular and well positioned village of Hampton Magna. Offering a semi rural position with countryside views it is only a short drive from the town centre of Warwick. The major road networks are close by with access to both the A46 and the M40 together with rail links from both Warwick Parkway of which is in the village itself together with the train station in nearby Warwick. The village offers local amenities such as a village shop, primary school, doctors surgery and public house also for that community feel.

GROUND FLOOR

Upon entry into the entrance hallway the various extensions showcase the extra space on offer as to one side the converted garage is now a formal dining room and to the other the double storey extension offers a further reception room / home office. Beneath the stairs there is a handy storage cupboard and next to a ground floor cloakroom / wc. To the rear there is a well proportioned living room with wood burning stove and bifold doors

with integrated blinds out to the rear garden. Finally there is a dining kitchen with an array of appliances and door to the side to the covered side entrance.

FIRST FLOOR

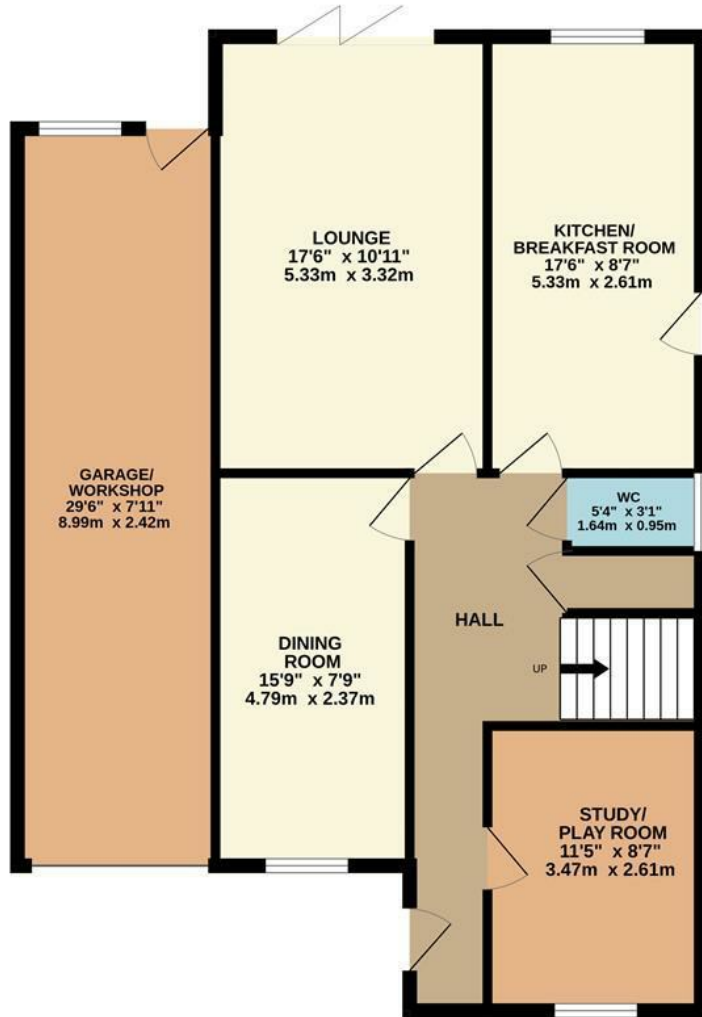
The first floor, due to the double storey extension to the front is divided into two sections; one staircase leads to two double bedrooms and a large single bedroom together with the modern bathroom. The second staircase leads to a further double bedroom with fabulous views across the silhouette of Warwick and countryside.

OUTSIDE

The property benefits with a large driveway to the front allowing parking for a host of vehicles. Side access connects the front to the rear where there is a charming private garden with paving and lawns. An awning creates the perfect cover for those barmy evenings which operates with a remote control. There is also a garage to the side with an addition of a work shop.



GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1521 sq.ft. (141.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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		
England & Wales		EU Directive 2002/91/EC
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

