NIKKI HOMES
PROPERTY CONSULTANTS

The Forge, Hampton-on-the-Hill, Warwick

Offers Over £600,000

4 bedroom detached house for sale | Freehold **UNDER OFFER**

Welcome to The Forge. A lovely family home, which has the most beautiful views behind it and rarely on the market!

CHECK OUT THE FULL VIDEO TOUR

This home has plenty to offer with flexible and versatile living throughout. The current vendors have added a few of their touches but there is opportunity to add plenty more with a new home owner.

You will enter through the porch into the dining room, which has been finished with wooden floor throughout. This room is very light, which is great to grab a coffee and look over the sunny front view.

To the right is the spacious living room, fitted with a log burner and leading on to a conservatory, which makes it a great entertaining space for all.

There is a kitchen at the rear with views over the garden and not one, but two utility rooms.

Upstairs there are four double bedrooms, the main bedroom is to the front with the en-suite shower room but the current owners prefer to use the back double bedroom as it has stunning views over the fields. There is another double to the front of the house and up to the left wing of the house is the smallest double, again with views over the fields behind but also a potential good office space.

Outside - the sunny well stocked rear garden has two handy sheds and did we mention the stunning open views?

There is side access to the house and also a side door to the garage. Garage - Is accessed via a white up and over door it has various electric sockets, electric metre for the solar panels, storage area, light and power.

A home truly not to be missed!

Please note - at the time of filming, there were sheep in the field so we apologise for any barring.

Services
Mains electricity, sewerage, gas and water are connected to the property.

EPC rating: C - Solar panels fitted to the property

Viewings
Strictly by prior appointment via the selling agent.

MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Please Note:
1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
3: Potential buyers are advised to re-check the measurements before committing to any expense.
4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.
6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Call 01789 532211 for more info or to arrange a viewing

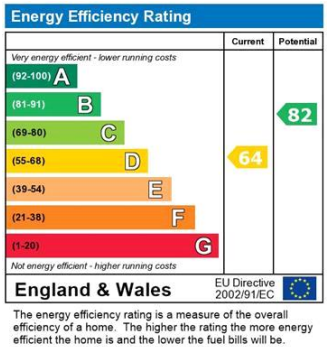
Tenure: Freehold
Parking options: Garage
Garden details: Private Garden

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

NOT TO SCALE

Approximate Total Floor Area
164.95 Sq m - 1775.5 Sq ft

This plan is for illustration purposes only



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Viewing by appointment only
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