

HARTS

AGENTS FOR FINE HOMES

53 Highfield, Hatton Park, Warwick
CV35 7TQ

Guide Price
£495,000



Harts are delighted to present this larger-than-average, beautifully improved and tastefully presented four bedroom semi-detached family home, situated in the highly sought-after location of Hatton Park near Warwick. Extended and thoughtfully reconfigured by its current owners since being built in 2003, this stunning property offers flexible living spaces ideal for a modern family lifestyle.

Boasting three bathrooms including two en suites, three versatile reception rooms, and a superb open plan breakfast kitchen with family area opening onto the garden, this home epitomises both comfort and style. Additional benefits include driveway parking, a part-walled rear garden with a charming summer house and greenhouse, a useful utility/laundry room, and a convenient ground floor WC. Early internal viewing is highly recommended to fully appreciate the space and the quality of this exceptional family residence.

Hatton Park is a well-established and highly desirable residential area located just a short distance from Warwick town centre, renowned for its excellent blend of local amenities, reputable schools, and beautiful countryside surroundings. The area benefits from good road links to the M40 and M42 motorways, making it an ideal location for commuters. With a friendly community atmosphere and a wealth of recreational facilities nearby, including parks and leisure centres, Hatton Park continues to be popular with growing families seeking both convenience and a high quality of life.

Upon entering this inviting home, you are greeted by a welcoming hallway leading to the front living room, a warm and cosy space featuring a striking feature fireplace which becomes the focal point for family gatherings or quiet evenings. Adjacent is the separate dining room, perfect for entertaining guests or enjoying family meals in a more formal setting. The ground floor further benefits from a versatile home office, study, or playroom, providing an adaptable space to suit your personal needs.









The heart of the home is undoubtedly the impressive open plan breakfast kitchen and family area, which has been carefully designed to create a bright, airy, and sociable environment. Fitted with modern units, integrated appliances, and ample workspace, the kitchen flows seamlessly into the spacious family area, which features large doors opening onto the part-walled rear garden — an ideal spot for al fresco dining during warmer months and relaxed family living. A nearby utility/laundry room adds practicality, alongside a downstairs WC for guests. The garden also includes a delightful summer house and greenhouse, perfect for enjoying outdoor hobbies or simply unwinding in a tranquil setting.

Upstairs, the property boasts four generously proportioned bedrooms, two of which benefit from en suite facilities finished to an excellent standard, ensuring comfort and convenience for both parents and children. The family bathroom caters to the remaining bedrooms and is stylishly appointed with contemporary fixtures and fittings. With ample storage throughout and well-considered layouts, the bedrooms provide relaxing retreats for all members of the household.

Externally, the front of the house offers driveway parking, providing off-road convenience and ease of access. The part-walled rear garden is a wonderful extension of the living space, offering a safe and private haven for children to play, gardening enthusiasts to cultivate interest, or simply a picturesque spot to enjoy outdoor living.







In summary, this versatile and spacious family home in Hatton Park represents a rare opportunity to acquire a well-loved and meticulously maintained property that balances a traditional layout with contemporary living. With its flexible accommodation, beautiful garden, and excellent location close to Warwick, early viewing is strongly advised to avoid disappointment.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.
RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band E

ENERGY PERFORMANCE CERTIFICATE RATING: C We can supply you with a copy should you wish.

VIEWING: By appointment only

FIXTURES AND FITTINGS: Those items mentioned in these sales particulars will be included in the sale, others, if any may be purchased under separate negotiation. Please ask.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



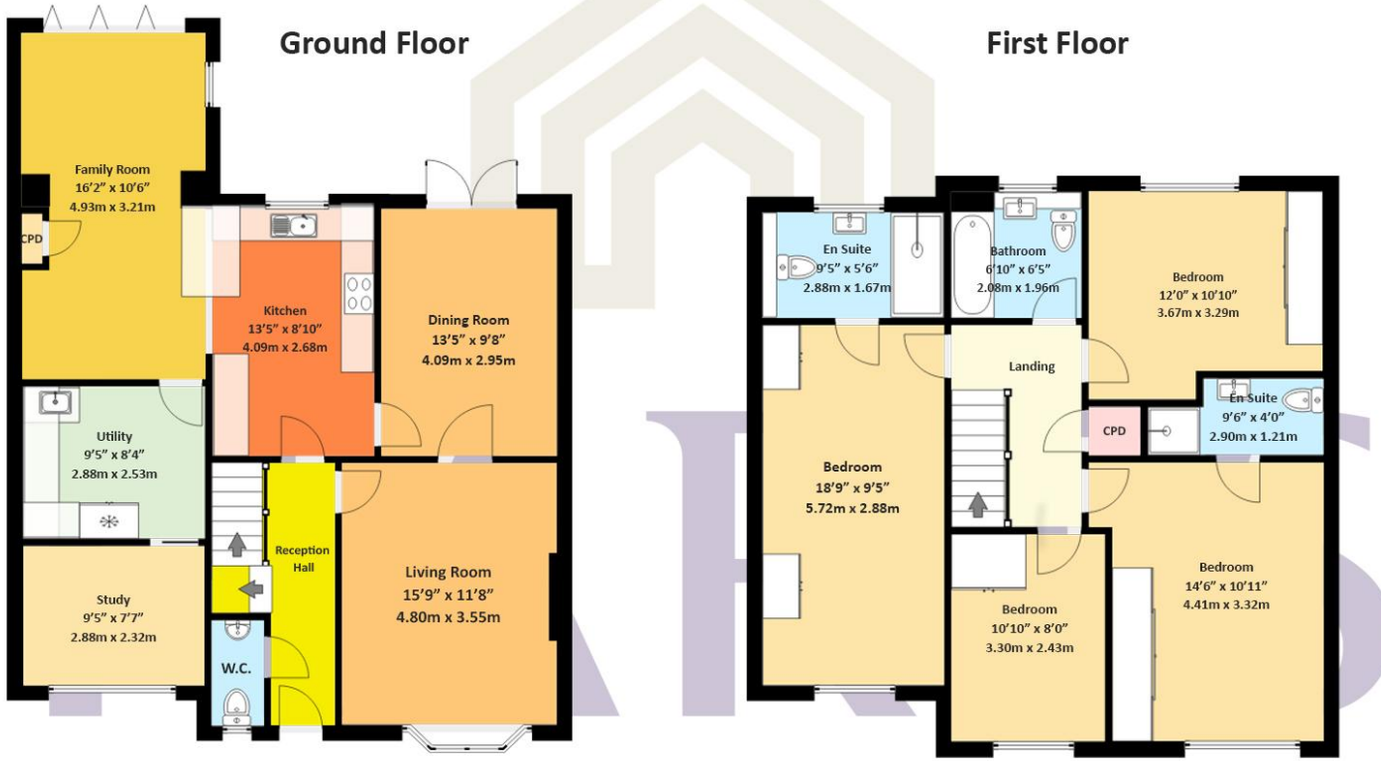


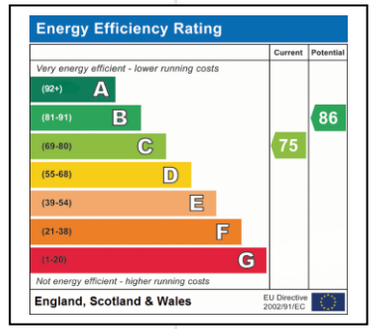






Internal Living Area 1,602 square feet / 148.87 square metres





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