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campbells

of Napton




3 Bedrooms | 1 Bathroom | 2 Reception Rooms | Garage



LOCAL PROPERTY EXPERT AMANDA LOYDALL



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We would like to express our 100% satisfaction on choosing Campbells to sell our property in Rugby. Amanda and Sian made an amazing team. A real credit to Campbells. We found Amanda very personable with a wealth of knowledge, and Sian had both impeccable communication and persistence. They really helped to drive the sale through, for which we are extremely grateful. We look forward to hopefully doing business again soon! Keep up the amazing work.

BY: Santon and Sam, Rugby - 8th February
ABOUT: Amanda and Sian



JACARANDA, DOG LANE

NAPTON, CV47 8LT

-  En-suite and Dressing Room to Main Bedroom
-  Completely Renovated Throughout
-  Sought After Village Location
-  Lovely South Facing Garden
-  Three Bedrooms
-  Character Features
-  Stunning Interior
-  Log Burner
-  Study

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



Fully renovated to an extremely high standard, this three-bedroom, village home is simply stunning.

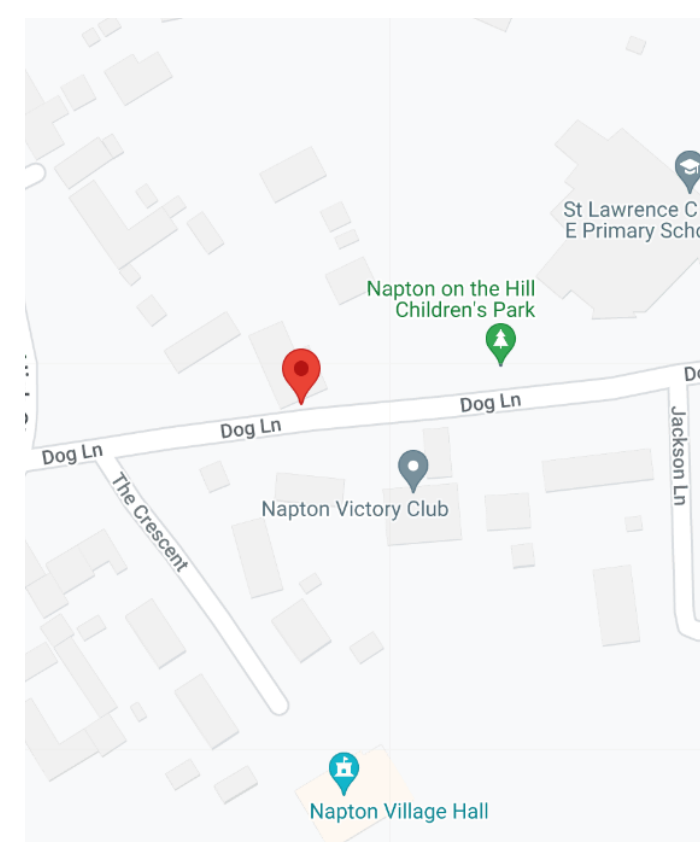
Boasting a garage and off-road parking, which is a rarity within this village, as well as a wonderful south facing garden, this home will not disappoint. Situated in the highly desirable Warwickshire village of Napton, this is a property you need to view not just to appreciate the property itself but also the location. The property has been completely remodelled downstairs by the current owners. You enter into the most amazing kitchen/dining space, there's a lovely window seat where you can while away many an hour looking into the well-stocked colourful garden. This is a real showstopper and fantastic social/entertaining space. Leading off is a utility and downstairs WC. Underfloor heating is throughout on the ground floor over which are stunning Travertine tiles. The cosy lounge with its log burner is a lovely place to retreat to in the evening or on a Sunday afternoon after a countryside walk. Leading off the lounge the current owners have a study/home office but this space lends itself to many alternative uses - children's playroom or teenage den for example.

You can also access the property from the useful boot room from the double gates to the rear. This is great if, like the current owners, you have dogs and enjoy the outdoors. Upstairs the landing is spacious enough to have a sitting area. There are three bedrooms and a family bathroom. The second bedroom is actually bigger! however, the current owners prefer the main bedroom because of the dressing room and en-suite. The dressing room would also make a perfect nursery if the patter of tiny feet is on the way. Outside as much care and attention has been given as it has to the inside. The sunny south facing garden has been levelled with a new garden design and patio along with new fencing. New double gates to the rear along with new garage doors with the addition of an electric charger all add to the standard of this home. Additionally, outside is a brick built storage which again has scope to become another home office, therapy room or a perfect storage area just as it is currently.



LOCATION

Napton-On-The-Hill is a beautiful village set in the rolling hills of Warwickshire, just three miles to the East of Southam, with a population of just over 1,000. To find out more, take a look at the local website <http://www.napton-on-the-hill.co.uk/>. This website provides an historical perspective of past and present as the local community has evolved over the years. If you have never been to Napton-On-The-Hill, it's worth the visit. The village has so much to offer, with an outstanding primary school, a couple of lovely pubs, a superlative local store, which also incorporates a Post Office; fishing lakes, the locks on the Oxford Canal and an abundance of footpaths and bridleways. If you ever do need to travel further afield, Napton is very well placed for easy access to the M1 and M40 motorways, whilst main line train stations are available from Rugby, Banbury or Leamington Spa.



Council Tax: E EPC: TBC

“The main bedroom is the epitome of luxury with a dressing room and the most incredible boutique bathroom.”

