



# Tredington Park , Hatton Park

Warwick, CV35 7TT

Jeremy  
McGinn & Co

## Available at Asking Price £425,000



Located within the picturesque parkland estate of Hatton Park and within easy reach of Warwick Town Centre, Parkway Station and the M40 motorway, Tredington Park forms part of the Grade II Listed former Victorian Hospital, dating back to around 1846 and converted in the early 2000's by award-winning local builders.

The property would certainly appeal to executives or downsizers that want quality finishes, with low maintenance accommodation in well-manicured grounds, which include a communal garden.

The accommodation is arranged over three floors, with the property being entered on the first floor of the building into a spacious and inviting Entrance Hallway. The ceiling height throughout the property adds a real feeling of grandeur, in addition to the beautiful characterful windows, which are secondary glazed. The generous and modern Kitchen Dining Room offers a wealth of wall and base units with integrated appliances including double oven, 6-ring gas hob, extractor and dishwasher and plenty of space for a sizeable dining table and the separate Utility Room, also with wall and base units, houses all white goods and has a useful secondary sink unit. The Living Room is located at the opposite end of the hallway and is a very well-proportioned room. This floor also benefits from a WC and a wealth of understairs storage space.

Upstairs, the property offers a substantial Main Bedroom, benefitting from an en-suite shower, and three further Bedrooms; one good-sized Double Bedroom with Fitted Wardrobes, a sizeable Single Bedroom (currently housing bunkbeds) and a fourth Single Bedroom/Nursery.

A further staircase leads up from this floor, into the roof space, which has been cleverly converted into a study space (with restricted access), with an external door leading out from here

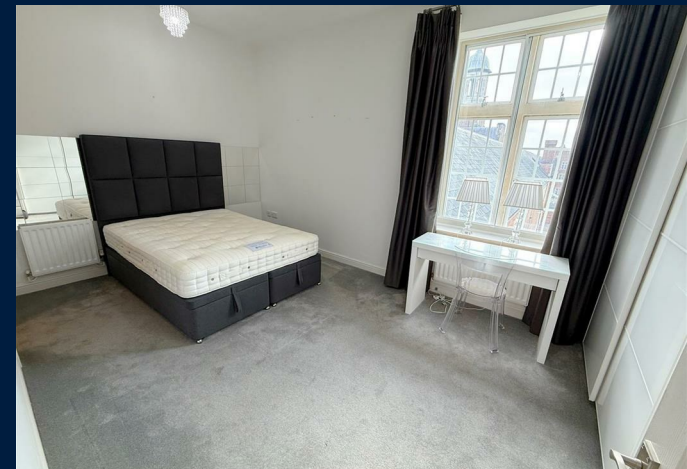


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onto a superb shared roof terrace offering beautiful views over far-reaching countryside.

The property has 2 allocated parking spaces and an unexpired lease of approx 973 years.



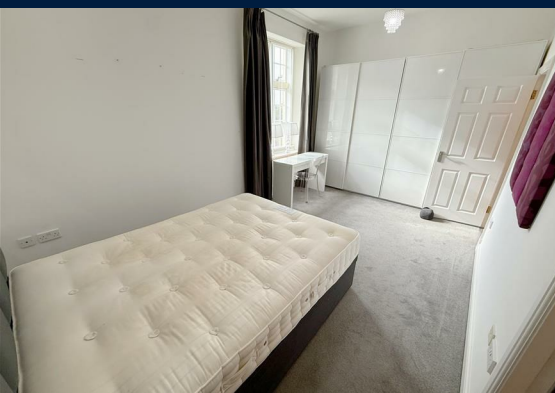
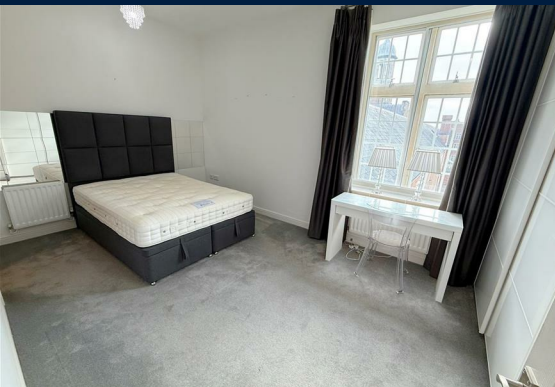


**Tax Band: E**

**Council:**

**Tenure:** Leasehold - Share of Freehold

Hatton Park is conveniently located for access to the major road networks nearby. It is a varied mix of family residential and professionals alike with Warwick, Leamington Spa, Stratford Upon Avon and Coventry all within easy driving distances. Warwick is only minutes drive in one direction and the rural countryside in the other offering a fabulous base. There is a village shop on offer within the development. Access to Warwick train station and also Warwick Parkway offering travel options by train to Birmingham and London alike.



# Floor Plan



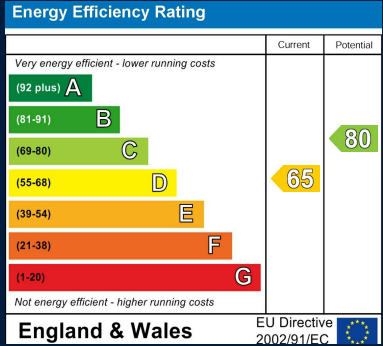
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# Map



# Energy Performance



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