



# The Crescent, Hampton-in-Arden

Guide Price £1,300,000

**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

This substantial five-bedroom, five-bathroom detached house is a true gem, boasting a modernised interior and a prime location on a private road with a south-facing garden.

Approaching the property, you are welcomed by a grand entrance, set behind a large gated block paved driveway that leads to a double garage, providing ample parking space for multiple vehicles.

Upon entering the property, the ground floor living accommodation impresses with its generous layout. Four spacious reception rooms are easily accessible from the entrance hallway, offering versatile spaces for living and entertaining. To the rear of the property, the two reception rooms are currently used as a lounge, with bi-fold doors onto the garden, and a grand dining room, again with access to the garden. The two reception rooms to the front of the property are currently utilised as a large gym with bi-fold doors and a study / family room.

The fully fitted breakfast kitchen boasts a large feature island, fully fitted appliances and French doors which open onto the garden. The large kitchen is supported by a useful utility room.





Ascending to the first floor, the property presents five double bedrooms, each offering comfort and style. All five of the bedrooms benefit from ensuite bathrooms, providing privacy and luxury for family and guests. Additionally, three dressing rooms offer ample storage solutions, keeping the living spaces clutter-free and organised.

The principal suite, positioned at the front of the property, is a true sanctuary, with a large ensuite bathroom featuring dual sinks, a spacious walk-in shower, and a separate bath. The highlight of the suite is the expansive dressing room, ideal for those with discerning taste in fashion and lifestyle.

The rear of the property opens up to a well-proportioned south-facing garden, recently landscaped to enhance its aesthetics and functionality. A gate within the garden provides direct access to the adjoining fields at the rear of the property, offering a tranquil escape into nature.

Situated on The Crescent, a private, tree-lined road in the heart of Hampton-in-Arden Village, this property offers a perfect blend of privacy and community living. With its modern amenities, spacious living areas, and convenient location, this property presents a rare opportunity for discerning buyers seeking a luxurious and comfortable lifestyle.





#### PROPERTY LOCATION

Hampton in Arden is a most delightful village and provides excellent local amenities with stores, inns, historic church with Norman origins, Doctors surgery, railway station and many local village groups and clubs. The village is also surrounded by open green belt countryside and is within just four miles of Solihull town centre which provides further and more comprehensive facilities. Meriden, Barston and Knowle are all neighbouring villages whilst junctions 5 and 6 of the local M42 lead to the Midlands motorway network, centres of commerce and culture.

Council Tax band: G

Tenure: Freehold

- Substantial Five Bedroom, Five Bathroom Detached House Which Has Been Modernised Throughout, Situated On A Private Road With A South Facing Garden
- Set Behind A Large Gated Block Paved Driveway Which Is Supported By A Double Garage
- All Downstairs Living Accommodation Is Accessed Via The Entrance Hallway & Is Comprised Of Four Large Reception Rooms, A Fully Fitted Breakfast Kitchen, A Large Utility Room & A Shower Room
- To The First Floor, The Property Boasts Five Double Bedrooms, Four Ensuite Bathrooms & Three Dressing Rooms
- To The Front Of The Property Is The Principal Suite, Which Boasts A Large Ensuite Bathroom Featuring Dual Sinks, A Large Walk-In Shower & Separate Bath With The Addition Of A Huge Dressing Room
- To The Rear Of The Property Is The Well Proportioned South Facing Garden Which Has Been Newly Landscaped & Features A Gate Opening Onto The Adjoining Fields At The Rear Of The Property
- Set On The Crescent Which is A Private Tree Lined Road Set In The Heart Of Hampton-In-Arden Village



#### **ENTRANCE PORCH**

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

24' 4" x 13' 7" (7.42m x 4.14m)

#### **DINING ROOM**

21' 7" x 9' 1" (6.57m x 2.76m)

#### **BREAKFAST KITCHEN**

20' 10" x 16' 3" (6.34m x 4.95m)

#### **UTILITY ROOM**

7' 9" x 5' 4" (2.37m x 1.62m)

#### **STUDY / FAMILY ROOM**

20' 5" x 10' 3" (6.22m x 3.12m)

#### **GYM**

28' 8" x 14' 0" (8.73m x 4.27m)

#### **SHOWER ROOM**

7' 9" x 5' 3" (2.35m x 1.59m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

22' 5" x 15' 11" (6.82m x 4.86m)

#### **DRESSING ROOM**

25' 11" x 7' 6" (7.89m x 2.28m)

#### **ENSUITE**

12' 3" x 11' 7" (3.74m x 3.53m)

#### **BEDROOM TWO**

14' 8" x 11' 6" (4.48m x 3.51m)

#### **DRESSING ROOM**

7' 7" x 4' 2" (2.31m x 1.26m)

#### **ENSUITE**

10' 6" x 6' 9" (3.21m x 2.06m)

#### **BALCONY**



**BEDROOM THREE**

15' 1" x 10' 6" (4.59m x 3.21m)

**ENSUITE**

9' 3" x 5' 11" (2.82m x 1.80m)

**BEDROOM FOUR**

15' 1" x 12' 5" (4.60m x 3.78m)

**DRESSING ROOM**

10' 5" x 5' 3" (3.18m x 1.60m)

**BEDROOM FIVE**

9' 5" x 8' 11" (2.88m x 2.73m)

**JACK 'N' JILL ENSUITE**

8' 3" x 4' 7" (2.52m x 1.40m)

**TOTAL SQUARE FOOTAGE**

362.6 sq.m (3903 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**GARAGE**

14' 6" x 13' 7" (4.43m x 4.15m)

**SECURE GATED PARKING FOR MULTIPLE VEHICLES**

**SOUTH FACING LANDSCAPED GARDEN**



#### **ITEMS INCLUDED IN THE SALE**

Free-standing cooker, extractor, microwave, 2x fridge/freezers, dishwasher, washing machine, tumble dryer, all carpets, some curtains, some blinds, all light fittings, fitted wardrobes in all five bedrooms, CCTV, garden shed and electric garage door.

#### **ADDITIONAL INFORMATION**

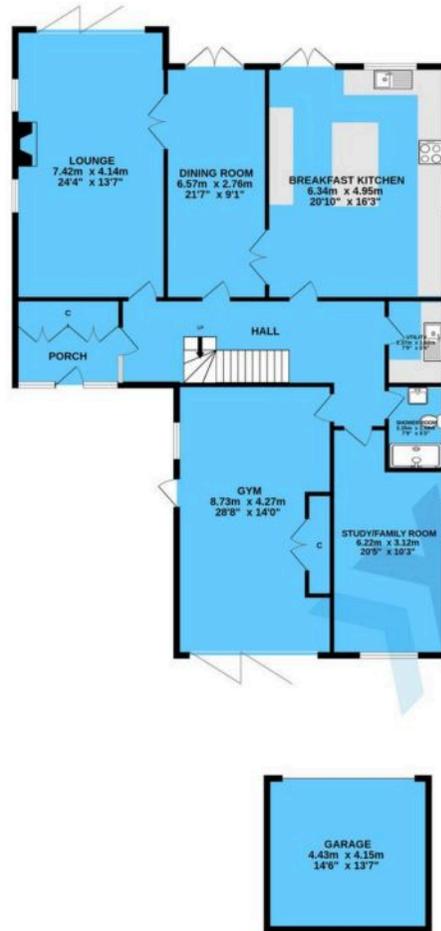
Services - direct mains water (with water meter), sewers and electricity. Broadband - cable.

#### **INFORMATION FOR POTENTIAL BUYERS**

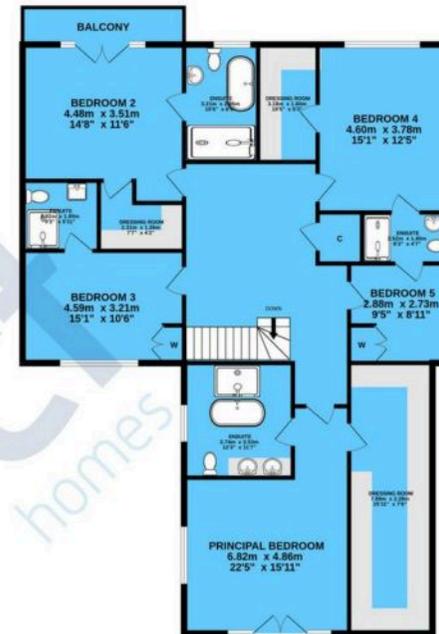
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 362.6 sq.m. (3903 sq.ft.) 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.

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