



8 Hopton Crofts
Leamington Spa | Warwickshire | CV32 6NT

STEP INSIDE

8 Hopton Crofts

Introduction Summary

This beautifully presented four double bedroom detached family home in a highly desirable area of north Leamington Spa is within the catchment area of fantastic schools and boasts an abundance of flexible living accommodation.

Ground Floor

To the left of the bright entrance hallway is the sitting room which features a large bay window to the front, fireplace, wooden flooring and leads seamlessly into the dining room. Leading off the dining room is the garden room with vaulted ceiling and two sets of bifold doors connecting this space with the garden beyond and creating a wonderful area for entertaining.

To the rear of the hallway and accessible from the dining room is the spectacular open plan kitchen and living area with dual aspect windows and patio doors leading into the garden. The beautiful spacious shaker style kitchen provides everything you would expect for modern family living and features a large central island with breakfast bar seating and stainless-steel sink. Integrated appliances include gas hob with extractor above, American style fridge freezer and Bosch ovens.

To the right of the kitchen is a spacious living area with a large bay window to the front. This bright and spacious area provides flexible additional living space perfect for family living or entertaining. The ground floor also benefits from a convenient utility room with outside access to the side of the kitchen and a guest w/c in the main hallway.

First Floor

Stairs from the hallway lead to the first floor giving access to the principal bedroom suite, two further double bedrooms, a family bathroom and a home office. The principal bedroom suite consists of a good-sized double bedroom, a large dressing room with built-in wardrobes behind sliding pocket doors and a luxurious ensuite. The fully tiled ensuite benefits from a large walk-in shower, w/c, sink with vanity unit and towel rail and has been finished to a high standard.

Bedroom two is a generous sized double bedroom with built-in wardrobes and has access to an ensuite w/c. Bedroom three is another good sized double and is serviced by the family bathroom with bath and shower over.

Second Floor

Stairs leading to the second floor give access to a generous sized loft bedroom with several skylights flooding the room with light, built-in wardrobes and an ensuite with walk-in shower.













Outside

A private driveway and a single garage provide ample parking to the front of the property with a covered walkway at the side of the house leading to a private, enclosed garden to the rear. The good-sized rear garden is main laid to lawn with a large patio area and mature hedging.





LOCATION

Located in a quiet cul-de-sac in a highly desirable area of north Leamington Spa, within easy reach of both state and private schooling.

In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. Many people are drawn to the area by the excellent schooling facilities available, shops, parks and surrounding countryside.

After a visit to the town it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors.

The town is split by the river Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in bloom winner the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room Gardens, Mill Gardens, The Dell and Newbold Comyn.

The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon Avon. Leamington Spa is also just seven miles from the world-famous Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in twenty-six minutes.





Services, Utilities & Property Information

Utilities - The property is believed to be connected to mains electrics, water, drainage and gas central heating.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we; advise you to check with your provider

Broadband Availability - FTTC - Ultrafast Broadband Speed is available in the area; we advise you to check with your provider

Freehold | Council Tax Band: F | EPC - C
Local Authority: Warwick District Council
Listed Building Status - None
Property Type - Detached House
Construction Type - Standard Brick

Directions

Postcode: CV32 6NT / what3words: ///poems.comet.rival

Viewing Arrangements

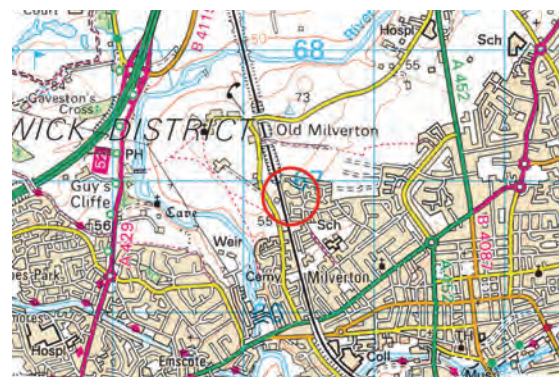
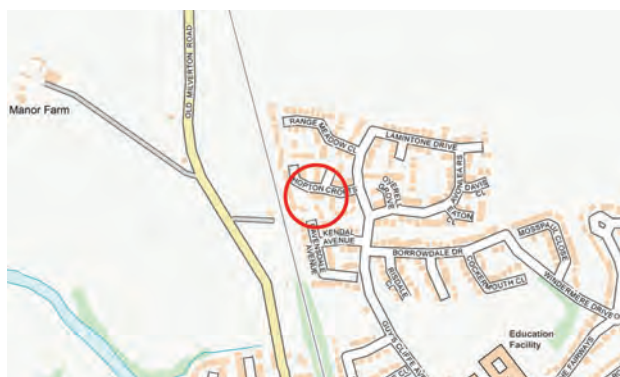
Strictly via the vendors sole agents Fine & Country on Tel Number 07540 649103

Website

For more information visit F&C <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

Opening Hours

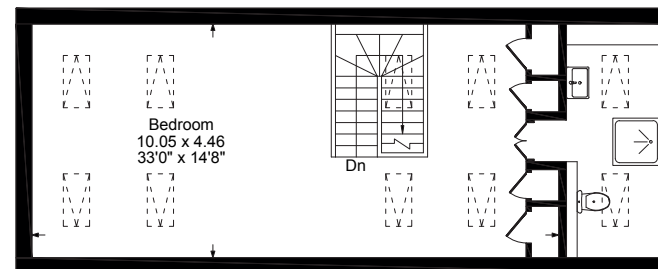
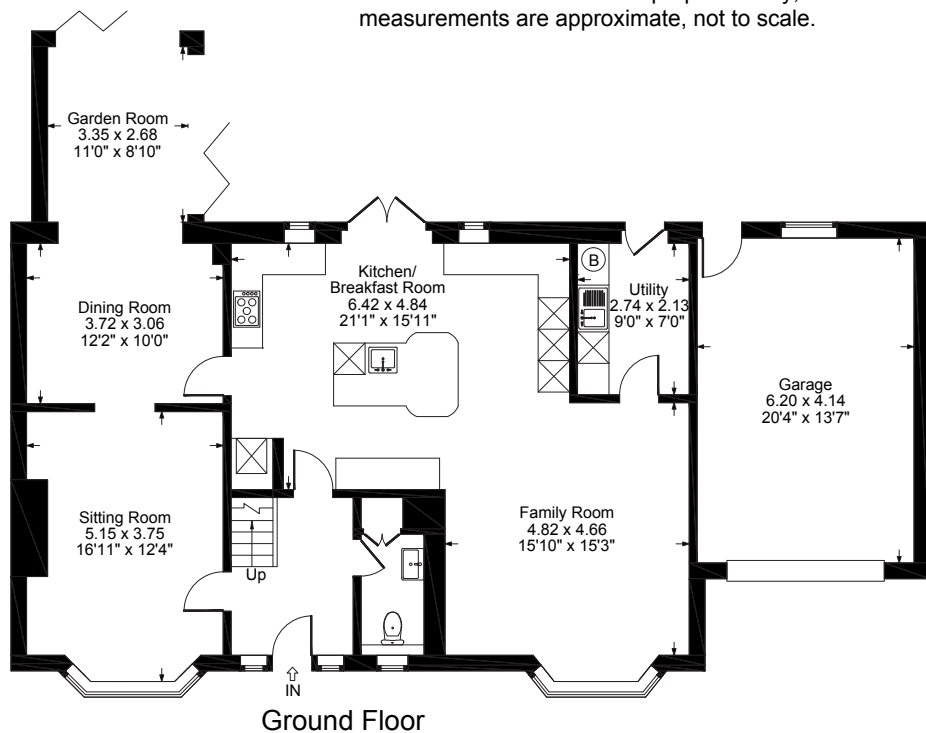
Monday to Friday - 9.00 am - 5.30 pm
Saturday - 9.00 am - 4.30 pm
Sunday - By appointment only



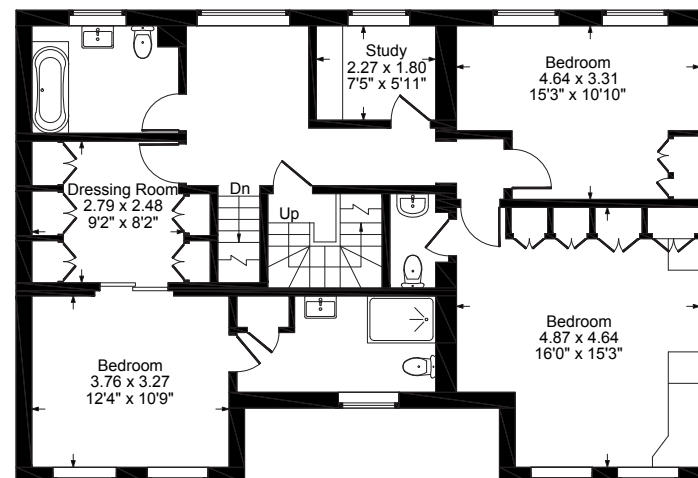


Approximate Gross Internal Area
Ground Floor = 111.45 sq m / 1200 sq ft
First Floor = 99.46 sq m / 1071 sq ft
Second Floor = 53.43 sq m / 575 sq ft
Garage = 25.66 sq m / 276 sq ft
Total Area = 290.00 sq m / 3122 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



Second Floor



First Floor

Property
Redress



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 02.07.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FINE & COUNTRY



JAMES PRATT
PARTNER AGENT

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