



## Yew Trees Warwick Road, Leek Wootton, Warwick, CV35 7RB

£3,500 PCM

- Executive Detached Four Bedroom
- EPC Rating D
- Fitted Kitchen with Appliances
- Available 21st June 2024
- Countryside Views
- Large Ground Floor Office
- Double Glazed Throughout
- Triple Garage
- Four Generous Bedrooms
- Extensive Maintained Grounds

# Yew Trees Warwick Road, Warwick CV35 7RB

A stunning residence set in beautiful grounds with views across surrounding countryside. The extensive accommodation comprises a large snug/sitting room, dining room, sun room, framed kitchen with integrated appliances and large office. The property benefits from four generous bedrooms with three en-suites, maintained grounds and triple garage. Gardening maintenance is included. Available 21st June 2024.



Council Tax Band: G



## THE PROPERTY

A stunning detached house located on the fringe of this picturesque Warwickshire Village. Ideally situated for Kenilworth, Warwick and Royal Leamington Spa. The generous accommodation is arranged over two floors and comprises a porch, central hallway with a cloakroom and doors off to the lounge with stone fireplace and French doors onto the side terrace. The is also a dining room, garden room, home office and a large fitted kitchen with white goods included. On the first floor are four bedrooms, three ensembles and a family shower room. Outside the property is set back from the road and has a long driveway that leads to the front porch and extensive garaging. The gardens wraparound the entire property and it enjoys the added benefit of views and a gate onto Leek Wootton Cricket Ground. Garden Maintenance is included. Viewing is essential to appreciate this fine home.

## APPROACH

Yew Trees is set back from the road and is approached across a tarmacadam driveway that is flanked by formal lawns. With electric gates the driveway would accommodate any number of vehicles. The garden is set behind a wall with mature trees and shrubs providing privacy for residents.

## PORCH

The double glazed porch has the original entrance door flanked with coachlights. You enter the central hallway.

## ENTRANCE HALL

With oak flooring, dogleg staircase rising to the first floor landing, fireplace, radiator and doors off to:

## CLOAKROOM

With a close coupled wc and pedestal wash hand basin. Tiled floor, radiator, extractor fan and a frosted double glazed window.

## LOUNGE

17'10" x 15'2"

With french doors with side light windows onto the side patio garden, wood panelling and picture rails. Further bow window to the fore and a stone fireplace housing an electric coal effect fire and two radiators.

## DINING ROOM

17'10" x 10'11"

Double glazed windows to dual aspects, two radiators, downlighting and an ornate tiled fireplace with cabinet to one chimney recess.

## FITTED KITCHEN

18'0" x 11'1"

Comprehensively fitted with a range of solid wood wall and base units. The base units have a marble counter and upstands. Under counter sink unit and monobloc tap beneath the double glazed window to the rear. There is a washing machine, dishwasher and tumble dryer. Upright fridge freezer and a fan assisted electric oven and halogen hob over. Downlighting, tiled flooring, extractor and a door into the inner lobby.

## LOBBY

Stairs up to the fourth bedroom and a door into the study.

## GARDEN ROOM

14'10" x 11'6"

With windows looking into the garden and French doors. Tiled floor, downlighting and underfloor heating.

## OFFICE

11'5" x 16'3"

Dual aspect double glazed windows, radiator and a built in bookcase to one wall.

## LANDING

With window on the turn, access to loft void, large airing cupboard with cylinder, light tunnel and doors off to:

## MASTER BEDROOM

18'0" x 12'9"

With downlighting, fitted wardrobes to one wall, radiator and a bow double glazed window looking onto the cricket pitch. Doors lead off to:

## EN SUITE BATHROOM

The four piece suite comprises a panelled bath with mixer shower, close coupled wc, bidet and a pedestal wash hand basin. Tiled floor and to full height of the walls. Frosted double glazed window, radiator and an extractor fan.

## BEDROOM

17'0" x 11'3"

With a bow window looking onto Leek Wootton Cricket Ground, radiator and fitted mirrored wardrobes to one wall. Further double glazed window and a door into the en-suite.

## EN SUITE SHOWER ROOM

Refitted with a white suite that comprises a generous shower with a rainfall shower, close coupled wc, bidet and a pedestal wash hand basin. Porcelain tiled floor and walls, heated towel rail and a frosted double glazed window.

## BEDROOM

12'7" x 10'11"

Double glazed window to the fore with a radiator beneath, fitted wardrobes and chest of drawers. Eaves storage space.

## FAMILY SHOWER ROOM

Fully tiled with a large shower cubicle with a rainfall thermostatic shower, pedestal wash hand basin and a close coupled wc. Heated towel rail and a light tunnel.

## BEDROOM FOUR

9'1" x 12'9"

Having access off the main bedroom, or from the staircase from the ground floor study. Louvre fronted cupboard, built in tall boy, radiator and doors off to the staircase and the en-suite.

## EN SUITE BATHROOM

With a panelled bath, vanity wash hand basin and a concealed cistern wc. Mosaic tiling to splashbacks, tiled floor and a double glazed window to the fore. Heated towel rail and a extractor fan.

## REAR GARDEN

Having a paved pathway leading to the garages. A dwarf retaining wall has the formal lawn and a gate onto the cricket field. Brick outhouse and a gate onto the private side patio.

## PRIVATE PATIO

Being paved and enclosed with wall and hedging.

## DOUBLE GARAGE

18'10" x 40'11"

With roller shutter door. Eaves storage and power and lighting laid on. There is a freezer, shelving and the condensing boiler.

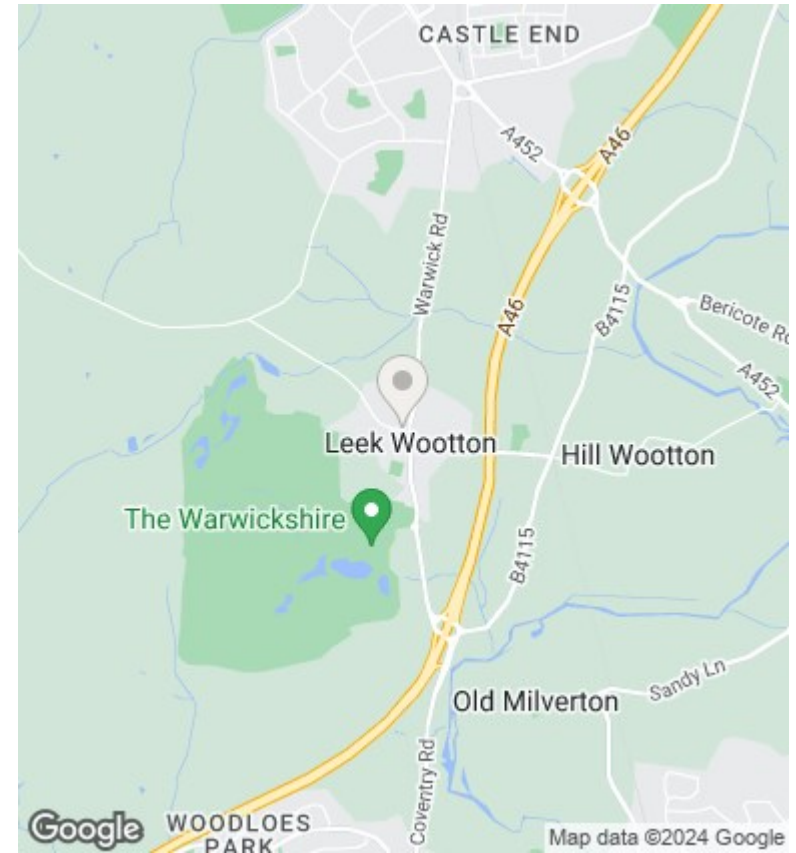
## DEPOSIT INFORMATION

The Security Deposit is equivalent to 5 weeks rent which would be £4,038 on this property.

The Holding Deposit is equivalent to 1 weeks rent which would be £807 on this property.



Total area: approx. 290.6 sq. metres



## Directions

## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## Council Tax Band

G

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>78</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	