

BELVOIR!

Guide Price £650,000



8 Thorn Stile Close

Cubbington, Leamington Spa CV32 7XD

Welcome to this well presented detached 5-bedroom house located in the charming area of Cubbington in Leamington Spa. Situated in a peaceful cul-de-sac, this home offers a perfect retreat from the hustle and bustle of life.

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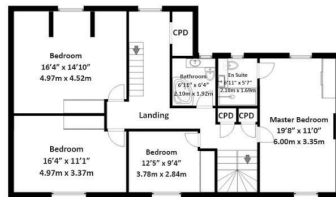


Total Living Area 204.91 square metres / 2,206 square feet (excludes garage and loft space)

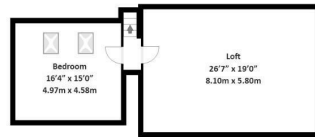
Ground Floor



First Floor



Second Floor



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ACCOMMODATION

The ground floor of the property features an entrance porch, a spacious hallway, a study, a convenient downstairs WC, a living room, a modern kitchen, and a bright conservatory that leads out to the landscaped garden. The first floor boasts three large bedrooms, one with an ensuite bathroom and dual aspect windows, as well as a single bedroom and a family bathroom. The third floor includes a large loft space with a boarded floor for storage and a fifth spacious bedroom.

This property offers not only generous living space but also includes a two-car garage, ensuring secure parking and providing extra storage or a workshop area. The driveway provides additional parking for a couple of vehicles, making it perfect for families or those who enjoy entertaining guests.

The landscaped front and back gardens offer a mix of patio areas and lawns, providing the ideal space for outdoor entertaining or simply relaxing in the sun. The mature garden adds to the charm and character of the property, creating a peaceful and private oasis for you to enjoy.

Surrounded by the beautiful countryside of Leamington Spa, this home provides the perfect balance of tranquil living and local amenities. With stunning views of the nearby fields from the mature garden, you can enjoy the peace and serenity of rural life while still being within easy reach of local shops, schools, and amenities.

Don't miss out on this fantastic opportunity to make this wonderful property your new home in the heart of Leamington Spa. Contact us today to arrange a viewing.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

01926 422251
22-23 Denby Buildings, Regent Grove,
Leamington Spa, Warwickshire, CV32 4NY
Email: amy.cunningham@belvoir.co.uk
www.belvoir.co.uk



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.