



Kenilworth Road, Leamington Spa, CV32 7TN

**SHELDON
BOSLEY
KNIGHT**

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Property Description

OPEN EVENING THURSDAY 20TH BETWEEN 4:00pm TILL 7:00pm

A fantastic opportunity to acquire a stunning bespoke four bedroom family home, located in North Leamington's Kenilworth Road, Cubbington, facing picturesque open countryside.

Delicately designed allowing for a bright and spacious home perfect for a variety of buyer needs, whether you are looking to downsize, or a growing family looking to utilize the space.

This premium new home boasts stunning countryside views to front, and a large mature garden to rear providing that rural feel, whilst only 2.4 miles away from the thriving Leamington Spa town centre.

Internally, the ground floor layout comprises of a large welcoming entrance hall, W/C, large living room, study/further reception, and the heart of the home - a spacious open plan kitchen / dining / family room with two separate large bi-folds to the garden. Underfloor heating throughout ground floor.

The first floor layout comprises landing, master bedroom with bi-fold door with Juliet balcony to garden, en-suite shower and built in wardrobes in dressing area, bedroom two also with en-suite shower, two further double bedrooms and family bathroom. All bathrooms and tiles throughout the property will be sourced from Porcelanosa.

Externally, the property provides a large mature rear garden with an expansive 264ft garden cabin perfect for either storage or converting into home office. Also included is a brand new green house and separate shed. Finally, block paved drive to front parking for multiple vehicles.

VIEWINGS AVAILABLE NOW - All visits to site must be arranged via the agent, viewings by appointment only.

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Key Features

- Stunning high quality, bespoke four bedroom family home
- North Leamington only 2.4 miles away from Leamington town centre
- Countryside views to front and large mature garden to rear
- Circa 2,000 sq ft with additional 264 sqft garden cabin
- Large living room and separate study / reception
- Large open plan kitchen / dining / family room with double bi-folds and separate Utility room
- Master bedroom with Juliet balcony, walk-in-wardrobe and en-suite shower
- Bedroom two with en-suite
- Two further bedrooms and family bathroom
- BuildZone 10 year Warranty

Guide Price
£875,000





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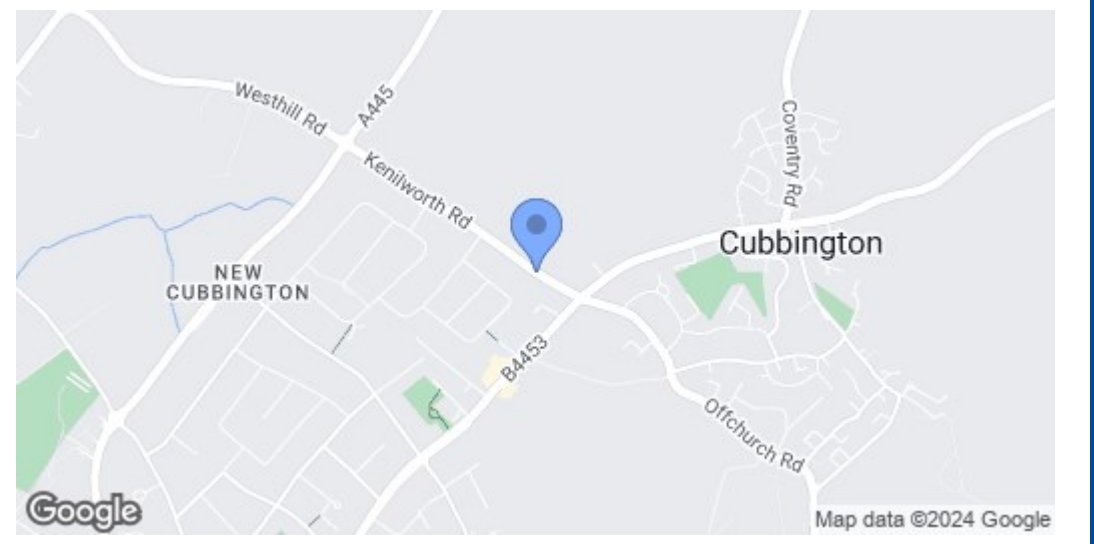
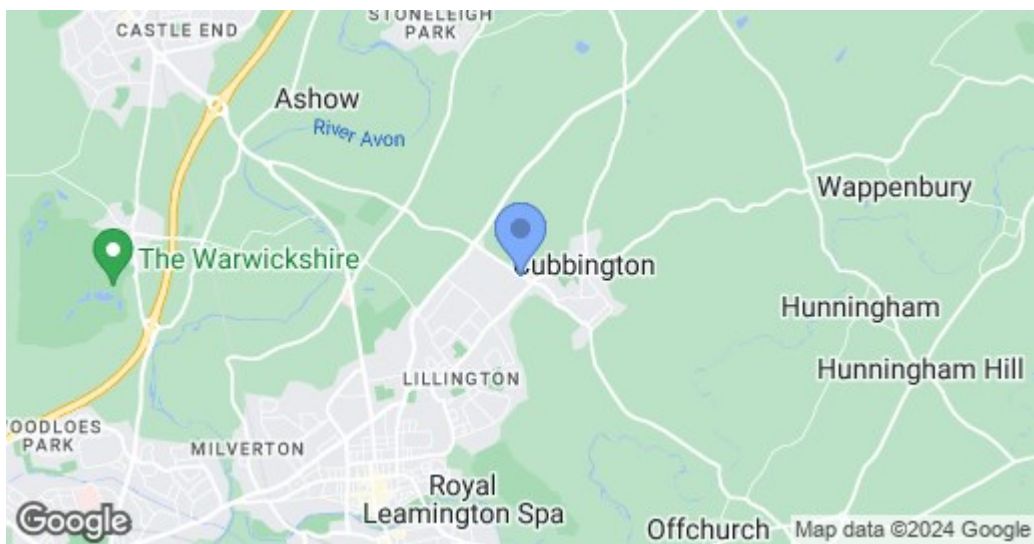
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Specification :

Kitchen

- Shaker Style dove grey cabinets
- Matching colour coded eye level cabinets
- 20mm Coriera Quartz worktop, upstands and splashback
- Centre island with 20mm Coriera Quartz worktop, breakfast bar and cabinets below
 - Under mounted sinks to both kitchen and utility
 - Full range Bosch appliances
- Build in white goods and appliances – fridge freezer and dishwasher
 - Double oven
- Induction hobs with extractor hood over top
- Herringbone high quality LVT flooring throughout kitchen and family area

Windows and Doors

- Two large double glazed bi-folds in kitchen / family area, aluminium powder coated
 - UPVC double glazed windows
 - Anthracite externally, and white internally
- Oak veneer internal doors throughout with chrome handles

Heating

- Air source heat pump (10KW)
- Under floor heating throughout downstairs
 - Radiators upstairs

Bathroom

- Porcelanosa tiles – high quality textured finish
 - Porcelanosa sanitary ware
 - Electric mirror with lighting
- Double shower trays with glass panels

General

- Oak handrail and base rail and embedded glass
 - Loft access with pull down ladder
 - Veluz window to landing
 - Glass Juliet balcony to master bedroom
- Built in wardrobes to dressing room in master bedroom
 - 10 year Buildzone warranty

External

- Electric Vehicle charging point
- Indian Sandstone paving slabs to rear patio
 - New 264ft garden cabin
- New large green house and shed
 - Block paving to front drive
- Marley Eternit fibre slate roof tiles
 - Solar panels included

Planning Permission

Warwick District Council

Reference - W/23/0177

Proposal - Erection of Replacement Dwelling

Decision - Granted

Decision Issue Date - Thu 18 May 2023

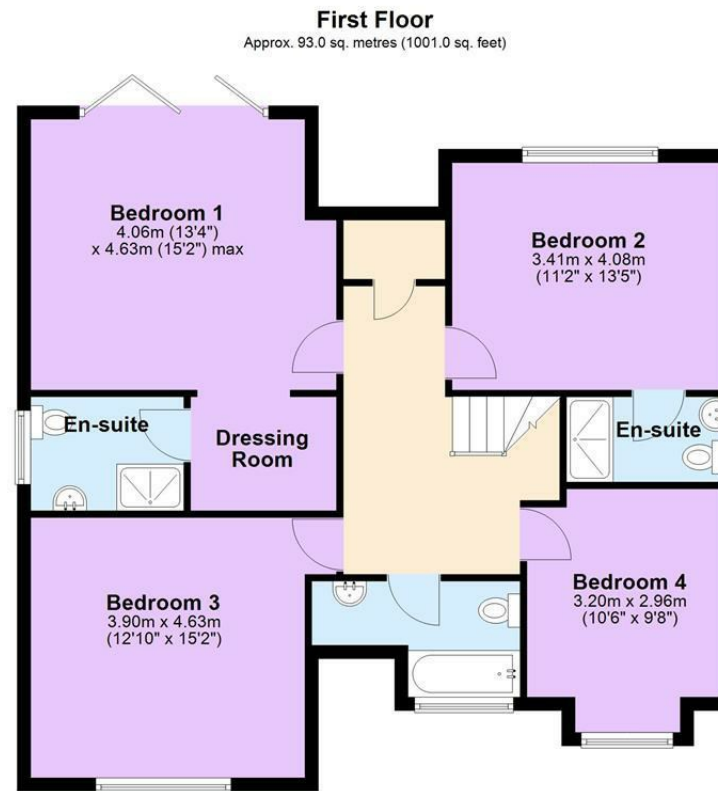
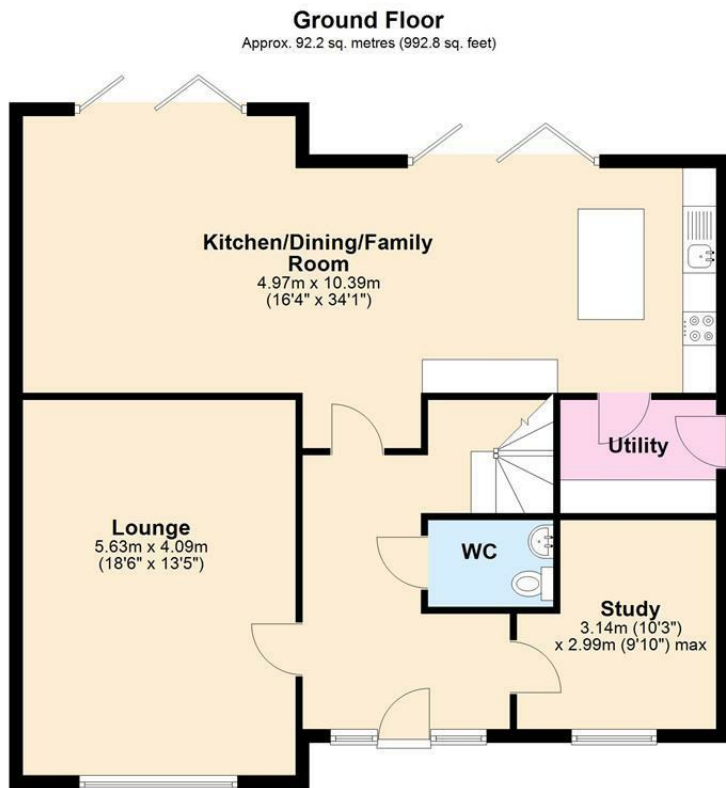
Terms & Conditions

Terms and Conditions - Photos are for indicative purposes only and may be subject to change, and all visuals are for illustration purposes only. Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ, please carry your own due diligence.

Sheldon Bosley knight holds no liability over the construction or completion of the proposed development and all the information has been provided directly from the developers and seller. Purchasers are to carry out their own due diligences prior to exchange and completion.

Dimensions given are approximate and should not be used to order carpets, furniture, or any other fitting.

Floorplan



Total area: approx. 185.2 sq. metres (1993.8 sq. feet)

Tenure - Freehold

Council Tax Band - New Build

Local Authority - Warwick DC

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.