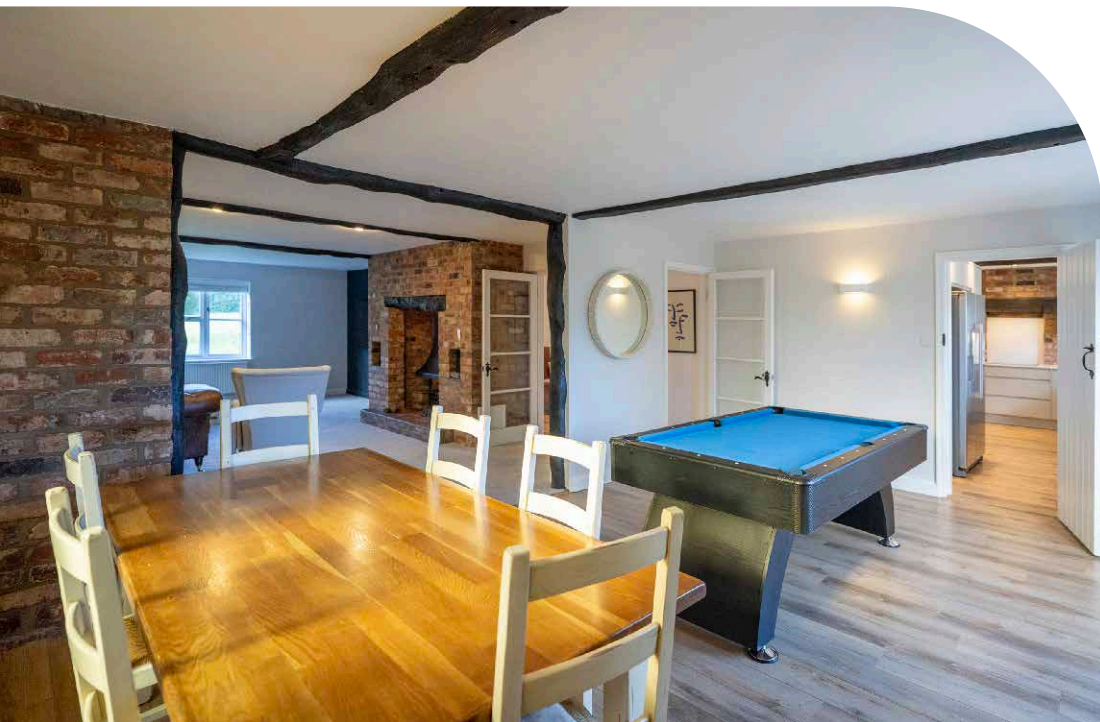


9 THE ELMS

LEEK WOOTTON, WARWICKSHIRE, CV35 7RR

- Exceptional 5 Bedroom Detached Property
- Approx 1.25 Acre Plot
- Lovely Village Location

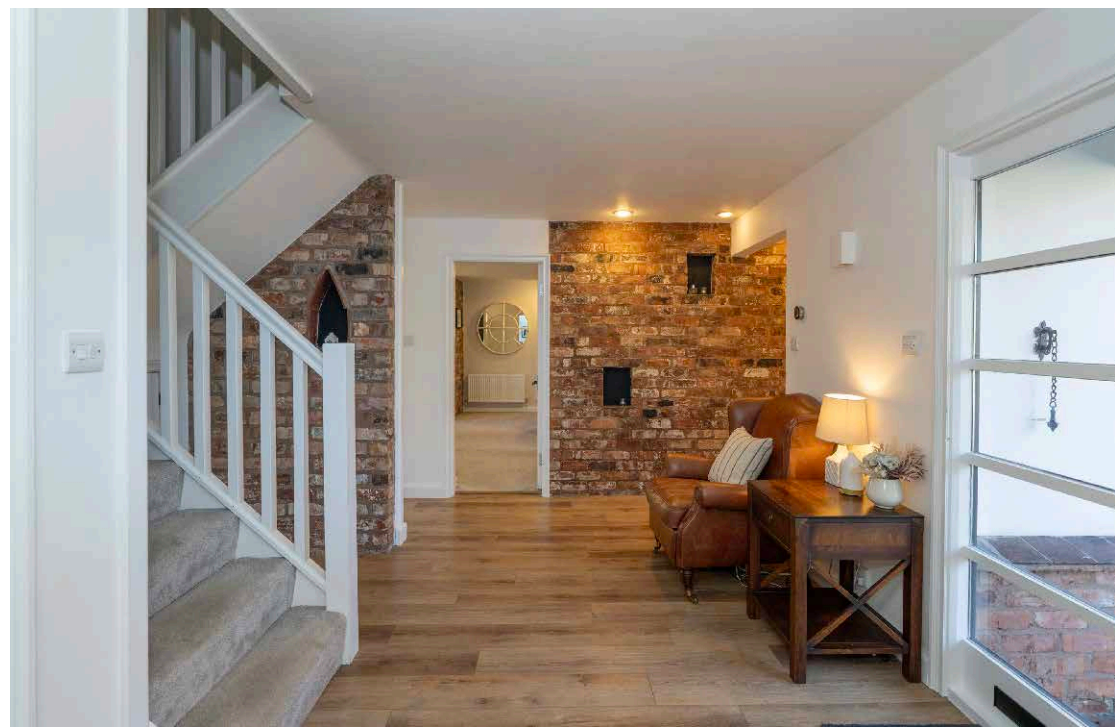


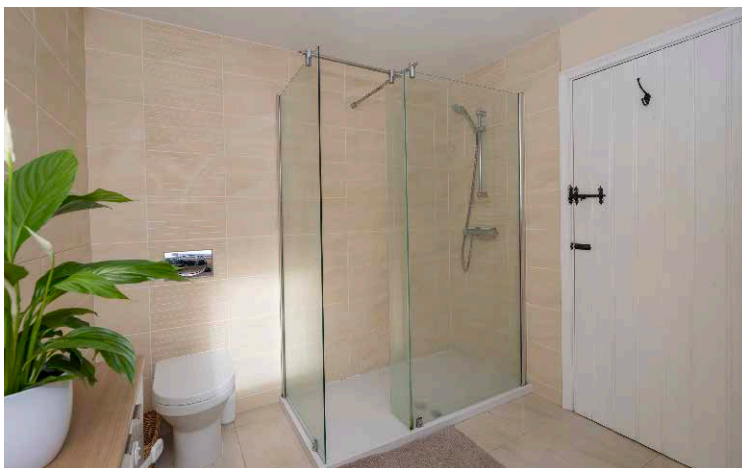
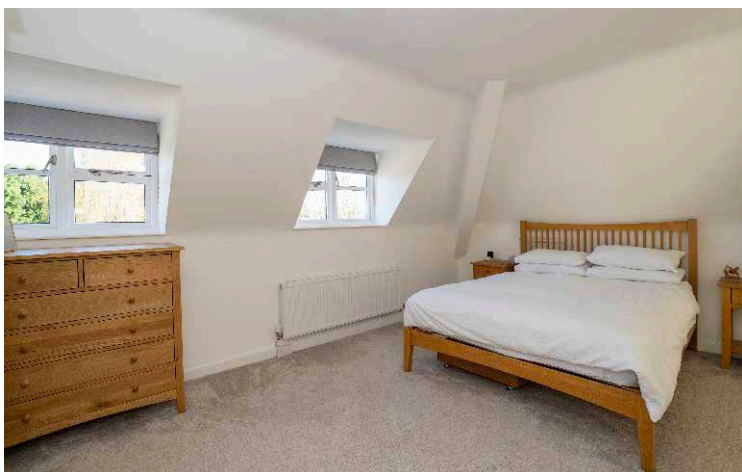
THE PROPERTY

A simply stunning executive family home located in a quiet cul-de-sac within the heart of one of Warwickshire's most sought after and desirable villages. The property occupies a substantial garden plot totalling approximately one and a quarter acres making this an extremely rare opportunity within the village.

The property has been renovated to a very high standard with a newly fitted kitchen with quartz worktops and integrated Neff appliances, new heating system throughout, all bedrooms have built in storage, a double garage which is currently used as a home gym, and a driveway for parking for approximately 6 cars, which has been recently rep-laid.

The accommodation briefly offers, impressive entrance hall with cloak cupboards and staircase leading up to the first floor, useful cloakroom with w.c, snug which overlooks the front of the property, the main lounge is a really impressive room, not only is it a fantastic size it benefits from having windows to both the front and side elevations flooding the room with an abundance of natural light, along with a large brick feature fireplace, good size dining room with amazing views over your rear garden, modern recently refitted breakfast kitchen with range of built in Neff appliances, refitted utility room which has access into your double garage which is currently used as a home gym.





THE LOCATION

Leek Wootton is a small picturesque Warwickshire village roughly one mile from Kenilworth and two miles from Warwick. The village has some excellent amenities including the magnificent Warwickshire Golf and Leisure Club. There is a fantastic Gastro Pub called the Anchor which has a very good reputation in the area.

The War Memorial Recreation Ground is home to the Village Hall and Leek Wootton Sports Club. "The Rec" as it is known locally also has a children's playground and is where the annual village fair is held.

There is a very popular primary school in the village called "All Saints' Church of England Primary School" the secondary school is found in the neighbouring town of Kenilworth. The village has excellent travel connections with the A46 being very close by providing fast access to the midland motorway network and easy access to Leamington, Warwick and Stratford. Kenilworth, Warwick, Warwick Parkway and even Coventry train stations are all easily accessible from here.

THE FLOORPLAN



Total area: approx. 245.8 sq. metres (2645.6 sq. feet)



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