



Cubbington Heath Farm, Leamington Spa, CV32 6QY

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Chiel Lodge is a charming four-bedroom barn conversion set around a courtyard within the wider farmstead of Cubbington Heath Farm. The property is surrounded by beautiful countryside, conveniently located only five minutes from Leamington town centre and the superb transport links.

This is an extremely rare opportunity to acquire a property requiring refurbishment located in one of Warwickshire's prime residential areas in North Leamington Spa.

The property offers extensive accommodation, primarily on the ground floor, with one upstairs bedroom and w.c. The property will likely appeal to a variety of buyers, including families, downsizers, and those looking for a rural lifestyle project.

The substantial and beautiful garden of approximately two-thirds of an acre is mainly laid to lawn with mature trees, shrubs and hedgerows.

There are two small paddocks, approximately 0.66 acres and 0.55 acres, located at the front and back of the property, which may be available by separate negotiation.





Key Features

- Beautiful countryside location
- Offers great potential for renovation & development
- Over 3000 sq ft
- Four bedrooms
- Two bathrooms
- Two car ports
- Wonderful gardens
- Living room, sitting room, dining room & snug
- Easy access into Leamington town centre

**Offers Over
£850,000**

Entrance hall

Cloakroom/w.c

Bedroom

22'2" x 14'0"

En-suite

Dining room

14'5" x 10'8"

Kitchen

18'11" x 10'4"

Dining hall

21'10" x 18'11"

Sitting room

21'5" x 18'11"

Snug

14'8" x 11'3"

Bedroom

11'3" x 10'9"

Bathroom

Bedroom

15'5" x 14'8"

Office

14'0" x 10'10"

Bedroom

12'5" x 10'3"

Car port

14'8" x 10'5"

Car port

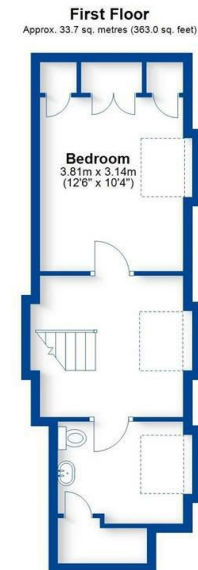
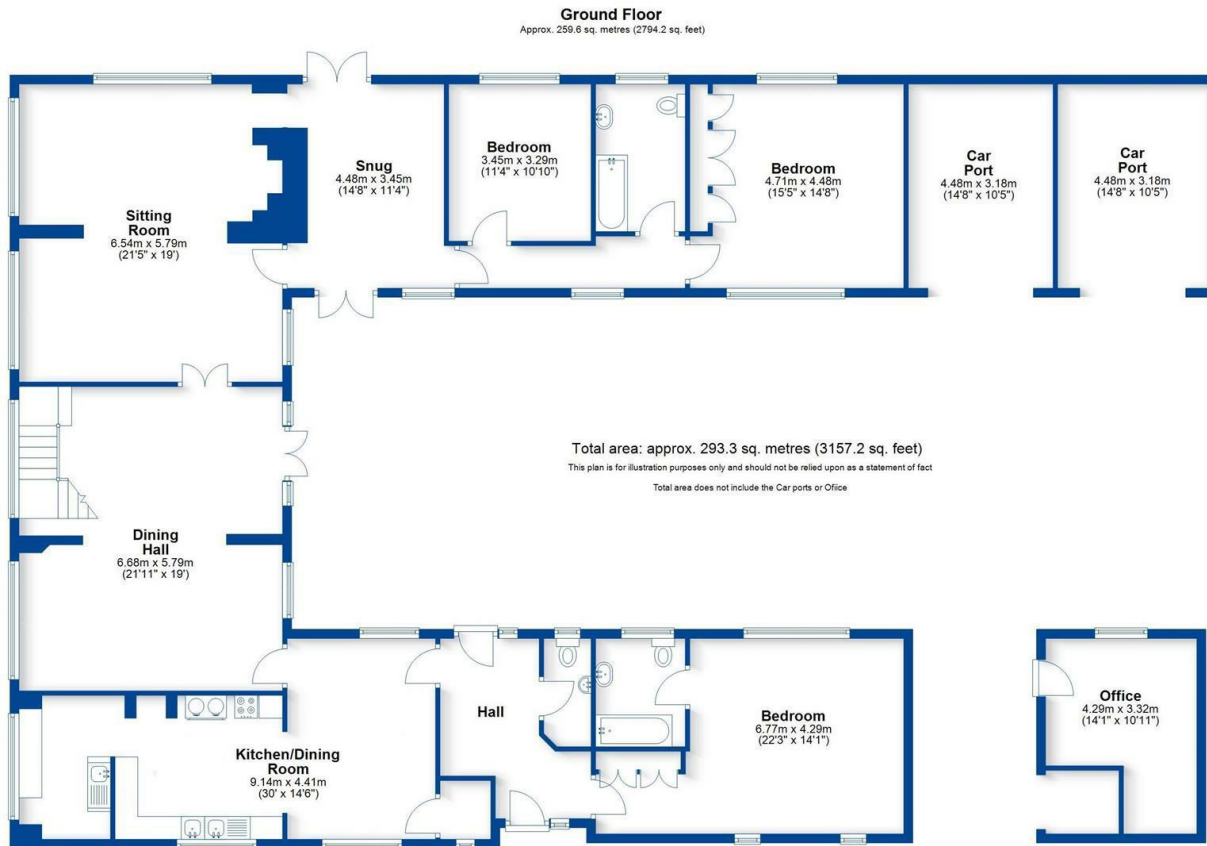
14'8" x 10'5"







Floorplan



EPC Rating - E

Tenure - Freehold

Council Tax Band - G

Local Authority
Warwick District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

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

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