



The Old Pound, 2 Queen Street

Leamington Spa **CV32 7NA**

Offers Over £775,000

The Old Pound, 2 Queen Street

Cubbington

Being imposingly positioned to the corner of Queen Street and Windmill Hill, this substantial detached family home offers five bedroomed accommodation whilst occupying a substantial plot with extensive lawned rear garden. Being offered for sale with the benefit of no onward chain, the accommodation boasts four reception rooms, together with five first floor bedrooms, whilst also offering exceptional scope and potential for future enhancement and possible extension, subject to the appropriate consents. Externally there is ample parking for a large number of vehicles to the front of the property from where access can also be gained to the double garage, whilst the large aforementioned garden is a notable feature making this an ideal family home close to amenities in Cubbington village.

LOCATION

The village of Cubbington lies a little over two miles north-east of central Leamington Spa having a useful range of day-to-day amenities at its heart including a village primary school, delightful old church, village shops and a popular public house, The Kings Head. Facilities in the centre of Leamington Spa are easily accessible, as are amenities in neighbouring Lillington. There is also good local road access available to neighbouring towns and centres, along with links to numerous major routes including the Midland motorway network.

ON THE GROUND FLOOR

UPVC double glazed entrance door opening into:-

ENCLOSED ENTRANCE PORCH

With inner entrance door to:-

SPACIOUS RECEPTION HALLWAY

With staircase off ascending to the first floor, wood flooring, central heating radiator and doors to:-

CLOAKROOM/WC

With white fittings comprising low level WC, wall mounted wash hand basin with tiled splashback, wall mounted Worcester gas fired boiler and obscure UPVC double glazed window.

LOUNGE

5.47m x 4.06m (17'11" x 13'3")

A spacious and comfortable room with open fire and tiled surround and hearth, dual aspect double glazed windows, central heating radiator, wood flooring and large sliding door giving through access to:-

DINING ROOM

4.06m x 3.45m (13'3" x 11'3")

With wood flooring, central heating radiator and UPVC double glazed window overlooking the rear garden.

STUDY

3.31m x 3.27m (10'10" x 10'8")

An ideal home office with built-in cupboards, double glazed window, central heating radiator and door to:-

SIDE LOBBY

With UPVC double glazed door giving external access to the front of the property, central heating radiator and doors to:-

SECOND CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin and obscure double glazed window.

STUDIO

3.76m x 3.35m (12'4" x 10'11")

Having most recently been used as an art studio but which could form an ideal playroom or garden room with sliding double glazed patio doors giving access to the rear garden.

KITCHEN/BREAKFAST ROOM

5.12m x 3.14m (16'9" x 10'3")

Being fitted with a range of oak panelled style units comprising base cupboards, drawers and wall cabinets with the base cupboards having roll edged worktops over and tiled splashbacks, inset stainless steel sink unit, space for range style cooker, central heating radiator, door to shelved larder along with personnel door to the garage, double glazed window and door giving external access to the rear garden.

ON THE FIRST FLOOR

LANDING

With central heating radiator, double glazed window to front elevation, access trap to roof space and doors to:-

BEDROOM ONE (REAR)

5.14m x 4.09m (16'10" x 13'5")

With dual aspect double glazed windows, two large fitted wardrobes with overhead storage cupboards and central vanity unit with wash hand basin and central heating radiator.

BEDROOM TWO (REAR)

4.08m x 3.18m (13'4" x 10'5")

With built-in double wardrobe with overhead storage cupboard, vanity unit with wash hand basin, UPVC double glazed window and central heating radiator.

BEDROOM THREE (REAR)

4.09m x 3.18m (13'5" x 10'5")

With dual aspect double glazed windows, built-in wardrobe with overhead storage cupboard, vanity unit with wash hand basin and central heating radiator.

BEDROOM FOUR (FRONT)

3.65m max x 2.72m (11'11" max x 8'11")

With dual aspect double glazed windows and central heating radiator.

BEDROOM FIVE (FRONT)

2.74m x 2.49m (8'11" x 8'2")

With central heating radiator and double glazed window.

BATHROOM

Being fully tiled to walls and floor with white fittings comprising low level WC, pedestal wash

Features

Substantial Detached House

Large Plot

Four Reception Rooms

Kitchen/Breakfast Room

Five Bedrooms

Family Bathroom

In/Out Driveway with Extensive Parking

Double Garage

Exceptionally Proportioned Rear Garden





Floorplan

Internal Living Area 2,060sq ft / 191.40m2

GROUND FLOOR



FIRST FLOOR



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General Information

Tenure
Freehold

Fixtures & Fittings

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band F - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	79
EU Directive 2002/91/EC		

Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa,
Warwickshire, CV32 4LY

wiglesworth.com