



Cherry Tree House, Leamington Hastings, Rugby, Warwickshire, CV23 8DY

HOWKINS &
HARRISON

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Guide Price: £700,000

A fantastic opportunity to acquire a four bedroom detached property with double garage, in the desirable Warwickshire village of Leamington Hastings. This property offers spacious accommodation over two floors and wonderful established gardens set on a total plot of 0.37 of an acre. The property is in need of some modernisation, presenting an excellent opportunity for those looking to create their ideal home, through personalising and updating the interiors to reflect your own tastes and lifestyle. Offered to the market with no onward chain.

Features

- Sought after village location
- Situated on a generous plot extending to 0.37 acres
- Beautifully maintained, south facing garden
- Four well proportioned bedrooms
- Kitchen/breakfast room with separate utility room
- Aga cooker
- Open plan sitting/dining room
- Second reception room, currently used as a playroom
- Study
- Ground floor cloakroom
- Double garage and ample off-road parking
- Solar thermal panels for heating hot water
- Carport and large outdoor store



Location

Leamington Hastings is a quiet rural village with the 13th century Church of All Saints being its focal point. The Church hosts several classical music concerts throughout the year. A short distance away is the Parish Hall, Leamington Hastings Academy Nursery School (Ages 3-7 years), a hard tennis court and a bowling green. The village is situated between Rugby, Southam and Royal Leamington Spa with easy access to the excellent road network of Warwickshire (including M1, M6, M40, M42, M69) and Birmingham International Airport. There is a high-speed train service which leaves Rugby station, arriving at London Euston in 50 minutes and a wide choice of shopping areas within easy reach, with Southam being a busy market town less than 5 miles away and Coventry, Rugby and Royal Leamington Spa which are all less than 10 miles. There is a wide range of schooling available in Rugby with a good selection of state funded and independent primary and secondary schooling which includes the world-renowned Rugby School, Rugby High School for Girls and Lawrence Sheriff for boys. There is also Arnold Lodge in Leamington Spa, whilst Southam has the outstanding Southam College. For those working from home, there is full fibre broadband service in the village.



Ground Floor

The property opens into a spacious porch with door through to a reception room, currently being used as a playroom, and further door through to the reception hall, featuring hard wood flooring which continues through to the study and the open plan sitting/dining room. Stairs rise to the first floor and doors lead through to the ground floor accommodation, including the cloakroom fitted with attractive quarry tiled flooring, wash hand basin and WC. The kitchen/breakfast room overlooks the front aspect and is fitted with a variety of oak wall and base kitchen cabinets and drawers with laminate work surfaces over. There is a cream Aga range cooker, electric oven and hob with space and plumbing for a fridge and dishwasher. The spacious utility room is accessed from the kitchen and has doors providing access to both the front and rear of the property, along with a useful storage cupboard. There is a further wall hung cupboard, quarry tiled flooring, a Belfast sink and space with plumbing for a washing machine and freezer. The open plan sitting/dining room can be accessed from both the entrance hall and kitchen. This generous room has a useful under stairs storage cupboard with fitted shelving and offers wonderful views across the pretty gardens, through a large picture window. The focal point to the room is an open feature fireplace with black tiled hearth. A study has dual aspect windows overlooking the gardens.





First Floor

A galleried landing with window provides access to four bedrooms, the family bathroom and a linen cupboard. The principal bedroom, which overlooks the beautiful, landscaped gardens, is fitted with wardrobes to one wall and benefits from its own en-suite attached, fitted with a wash hand basin and WC inset into a white high gloss vanity unit, a chrome and glass shower enclosure with easy clean panels and a chrome heated towel ladder. Dual aspect windows afford plenty of natural light into this spacious room. Bedroom two is adjacent which also overlooks the gardens and benefits from fitted wardrobes and cupboards, along with a vanity unit with wash basin inset. There is a separate WC, with the bathroom being fitted with a wash hand basin and bath with shower over. Bedroom four benefits from fitted furniture which includes shelving, wardrobes, a desk and dressing table. The remaining bedroom overlooks the front aspect and has access to useful under eaves storage.

Outside

Two wooden gates open to a sweeping gravelled driveway which provides parking for several vehicles in front of two garages, a large store and car port. To the front, there are established trees and borders planted with a variety of shrubs and trees, giving the front of the property a particularly private feel. The generous, south facing rear garden is mainly laid to lawn and extends across the side and rear of the property. There is a paved pathway from the driveway which leads to a paved patio area, ideal for al fresco dining and outdoor entertaining. The gardens have been carefully tended over the years and provide colour throughout the seasons, with numerous seasonal plants and shrubs including varieties of roses and hydrangea. There are raised sleeper beds, planted with fruit such as raspberries, apple trees and rhubarb, along with a useful greenhouse.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

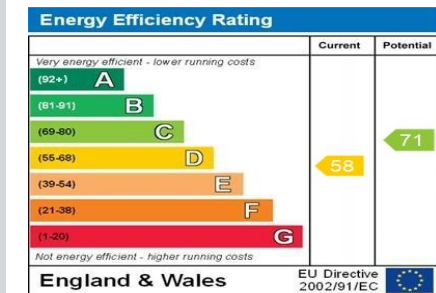
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – G.



Howkins & Harrison

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Approximate Gross Internal Area
2443 sq ft - 227 sq m
(Excluding Eaves)



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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