



74 Banquo Approach  
Heathcote | Warwick | Warwickshire | CV34 6GB

FINE & COUNTRY

# 74 BANQUO APPROACH



*A rare opportunity to acquire a stunning five-bedroom detached executive home on the popular Warwick Gates development. This wonderful property offers approximately 2300 sq. ft of beautifully presented living space set over two floors. The current owners have created an amazing kitchen dining family room, which really is the hub of the home. This property must be seen to be appreciated.*



# KEY FEATURES

---

## Ground floor

A spacious entrance hall gives access to a study on your right. Alongside the study is a generous drawing room, which has internal doors linking the kitchen dining room. From the entrance hall, you can access the snug at the front, alongside is a W/C. Continuing through to the rear of the ground floor, you have the amazing and spacious kitchen, dining family room, which has two sets of bi-folding doors into the rear garden. A utility room can be found in the corner of the kitchen dining room, and it also has a door out to the side of the property.

















## First floor

Stairs from the entrance hall rise to the bedroom accommodation where you will find four good-sized bedrooms and a generous main bedroom with ensuite shower room and built-in wardrobes. Bedroom two looks out to the rear and holds an ensuite shower room and built-in wardrobe, bedrooms three and four are good-sized doubles with built-in wardrobes, and bedroom five is a smaller double bedroom. Bedrooms three, four and five share the family bathroom with bath, sink, and toilet.















## Outside

To the front of this attractive property is a stoned border, with a small lawn and paved area. There is a tarmacadam drive for two vehicles and a detached double garage. To the rear, through one of the two sets of bi-folding doors in the kitchen dining room or door in the utility, you access a lovely mainly laid to lawn garden with patio.

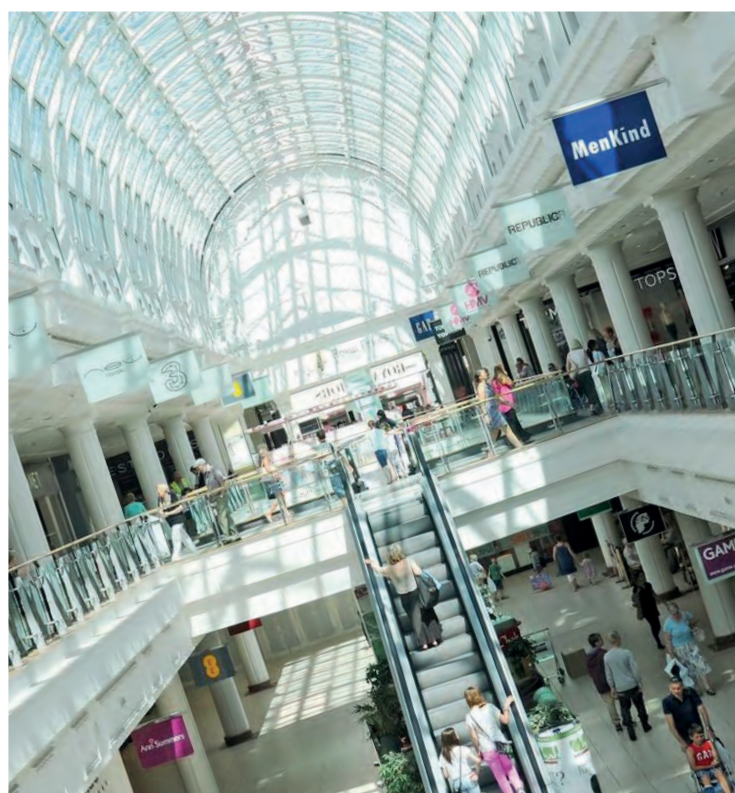




# LOCATION

---

Warwick Gates is a popular development, which is situated within a short drive of both towns, Royal Leamington Spa and Warwick, where you will find an array of good shopping, wonderful bars and restaurants. The towns are also known for their excellent schooling facilities. Within easy reach are state, grammar, and private schools to suit most requirements, including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School, and grammar schools are in Stratford-upon-Avon. The development is also within close proximity to the new secondary school being built in Warwick as well as the proposed country park. Leamington Spa is also just seven miles from the world-famous Warwick University. In 2015, the historic town of Leamington Spa was voted the third-best place to live in the UK.



# INFORMATION

## Services

Connected to all mains gas, water, drainage, and electricity.

## Local Authority

Warwick District Council  
Tax band G

## Viewing Arrangements

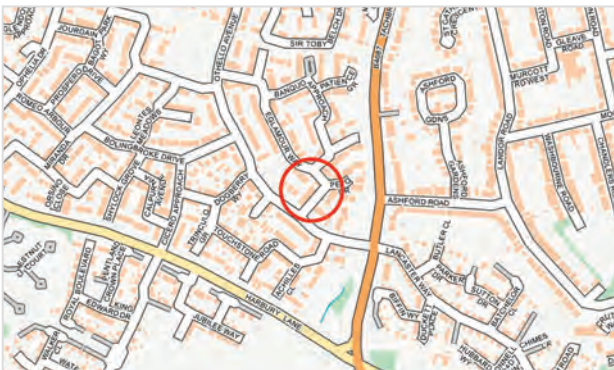
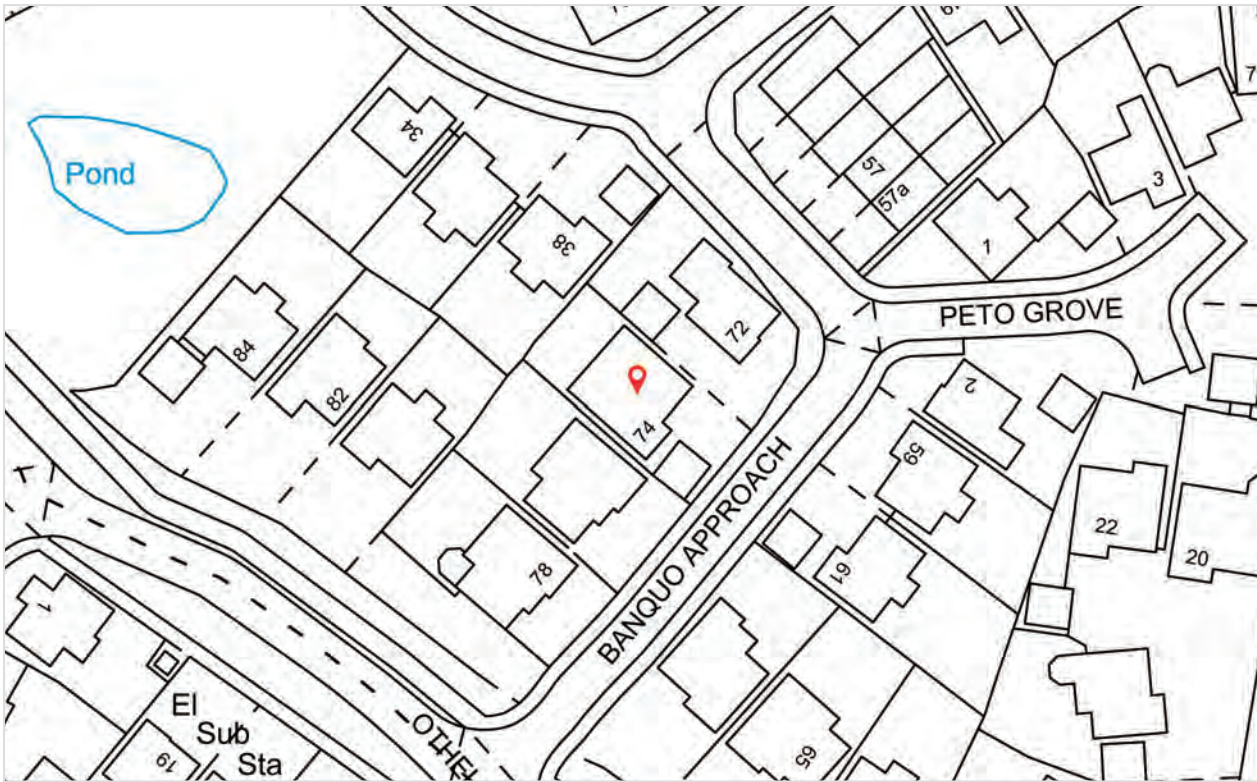
Strictly via the vendors' sole agents Fine & Country on 01926 455950. For more information, visit [www.fineandcountry.com/uk/Leamington-Spa](http://www.fineandcountry.com/uk/Leamington-Spa).

## Opening Hours

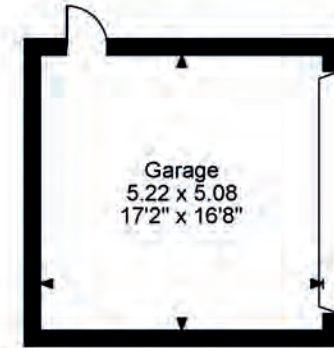
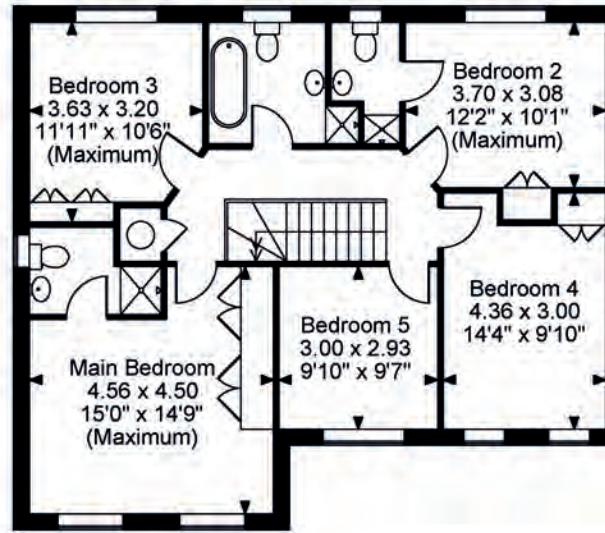
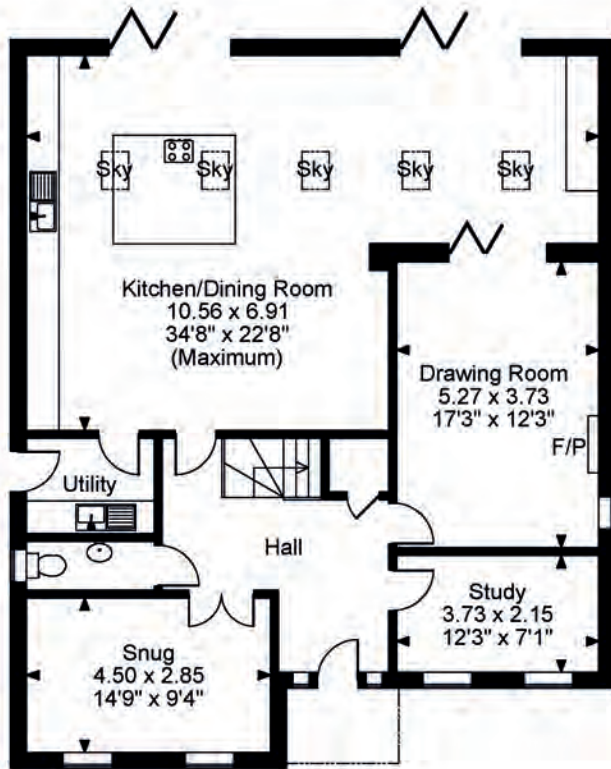
Monday to Friday 9.00 am - 5.30 pm, Saturday 9.00 am - 4.30 pm, Sunday by appointment only.

## Directions

From the Parade, Leamington Spa, head south and straight on to Bath Street taking the right-hand lane on the one-way system turning right onto High Street and take the second left onto Tachbrook Road. Continue on the Tachbrook Road for approximately one mile over one set of crossroads. At the second set of crossroads, turn right onto Heathcote Lane and at the roundabout take the first left onto Othello Avenue. Take the fourth left onto Banquo Approach, and the property will be on your left-hand side a short distance down.



**Banquo Approach, Heathcote, Warwick**  
**Approximate Gross Internal Area**  
**Main House = 2279 Sq Ft/212 Sq M**  
**Garage = 285 Sq Ft/27 Sq M**



**Ground Floor**

**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8471084/SS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 - 100	A		
81 - 91	B		
69 - 80	C		
55 - 68	D	41	76
39 - 54	E		
21 - 38	F		
1 - 20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 26.04.2023





# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



---

## JAMES PRATT

### ASSOCIATE ESTATE AGENT

Fine & Country Leamington Spa  
07540 649103  
james.pratt@fineandcountry.com

James joined Fine & Country Leamington Spa in 2016 and has been involved in the property industry for almost twenty years. He has used all of his varied property knowledge and expertise to become one of the few go to Agents in the area. James has lived in Leamington all of his life and knows the town and its surrounding areas inside out. Outside of work James enjoys spending time with his family and friends, is a keen cyclist and enjoys the outdoors. He has raised over £40,000 for Charities and has won awards from the Encephalitis Society who have been the main beneficiary over the years. His experience in renovation, development, maintenance, property management and buy to let allows him to give invaluable advice to buyers and sellers throughout the process. James has also acquired many reputable contacts and relationships along the way including Solicitors and Surveyors some of which have been instrumental in progressing sales. He has fantastic passion and drive to deliver the best results and service for his clients and has been involved in some of the largest residential sales and developments in the town. His belief is that you should go above and beyond to promote the property and works seven days a week often into the evenings to ensure things are running smoothly with a sale. James feels extremely proud and privileged to work for Fine and Country and in 2019 the Leamington Spa Team won two awards at the prestigious annual Fine & Country International awards Ceremony at the QEII in Westminster London. The awards for Best Property Presentation and the highly coveted Best Overall operator were presented by former England rugby player, Matt Dawson. Having dealt with many agency's over the years James would only consider working for Fine & Country. Recently completing a RICS commercial agency training course James hopes to continue his success into the Commercial property market.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

follow Fine & Country Leamington Spa on



Fine & Country Leamington Spa  
11 Dormer Place, Leamington Spa, Warwickshire, CV32 5AA  
01926 455950 | leamington@fineandcountry.com

