



27 Cloister Way
Leamington Spa | Warwickshire | CV32 6QE

FINE & COUNTRY

STEP INSIDE

27 Cloister Way

This stunning five-bedroom family home is immaculately presented, enjoys countryside views and has a detached double garage with a studio above. Situated in a desirable north Leamington location this home must be seen to be appreciated.

Ground Floor

A spacious entrance hallway gives central access to all three reception rooms, the kitchen dining room, boot room, utility and downstairs w/c. The ground floor benefits from underfloor heating throughout and marble tiles continue seamless from the hall into the spectacular kitchen dining room. The high gloss kitchen units with recessed lighting and quartz countertops, house a wealth of high-end integrated appliances such as double ovens, fridge freezer, wine fridge and induction hob with extractor high above. The spacious breakfast bar divides the room perfectly providing for a generous sized dining and seating area with windows to the side and bifold doors out into the garden.

The spacious sitting room is flooded with light from patio doors out into the garden and benefits from a large wood burning stove and carpet flooring.

Two further reception rooms at the front of the property provide for flexible living accommodation and both benefit from large windows with shutters. The reception room to the left of the entrance is currently used as a snug and further benefits from a wood burning stove and tiled flooring.

First Floor- The first floor gives access to four generous sized double bedrooms all with built in storage, three ensembles, a family bathroom and a fifth bedroom currently used as a dressing room. The main bedroom enjoys countryside views and benefits from a large ensuite with separate bath and walk in shower.

The second bedroom to the rear of the property has access to a roof terrace with views out to open countryside and an ensuite with a large walk-in shower. The third bedroom again benefits from a large ensuite with a spacious walk-in shower and spacious built in wardrobes.

The fourth and fifth bedroom are serviced by the family bathroom with separate bath and walk in shower. All of the bathrooms have been finished to a high standard and are immaculately presented with floor to ceiling tiling throughout, chrome towel rails and high-end bathroom suites. The fifth bedroom is currently used as a dressing room with built in storage and vanity unit.













Annexe

Accessed by external stairs to the side of the detached double garage, the first-floor studio offers a spacious living area and a cleverly concealed compact kitchenette which can be hidden behind wooden doors when not in use. The bathroom, finished to the same high standard as the main house, features a walk-in shower, chrome towel rail, and is tiled throughout.

Outside

The double garage and large paved driveway provide for ample off-street parking. A gated entrance at the side of the property provides independent access to the annex and the side garden, which is mainly laid to lawn with mature trees and borders. A covered pathway runs alongside the house, offering entry through the utility room into the main residence and continuing to the rear garden.

The rear garden is mainly laid to lawn with mature trees and borders. A large sandstone patio can be accessed from both the sitting room and kitchen dining area providing a wonderful alfresco dining and entertaining space from which to enjoy the countryside views.





LOCATION

Royal Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire. Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of nineteenth- century planning can still be found in and around the town.

In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. A 2018 Rightmove survey recognised Leamington Spa as the happiest place to live in the UK. Many people are drawn to the area by the excellent schooling facilities available, shops, parks, and surrounding countryside. After a visit to the town, it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the River Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments.

The town has a great choice of high street and boutique shops, restaurants, cafes, and bars, offering a unique shopping, dining, and cultural experience. Leamington railway station has fast services to London and Birmingham. Its central position makes Leamington Spa an ideal location for commuting to the rest of the UK with easy access to M40, M42, M1 and M6. Birmingham International Airport is just 15 miles away.

The town is also known for its 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. Leamington Spa is also just seven miles from the world-famous Warwick University





Services, Utilities & Property Information

Utilities - The property is believed to be connected to mains electrics, water, drainage and gas central heating.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability - FTTC - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

Tenure - Freehold

Directions - Postcode: CV32 6QE what3words: ///simply.letter.canny

Local Authority: Warwick

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07540 649103



Website

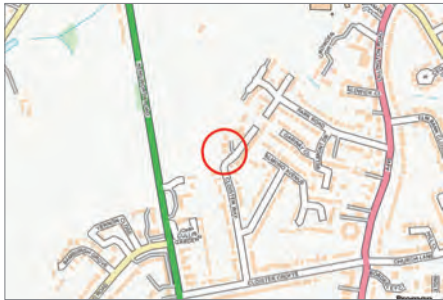
For more information visit F&C <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

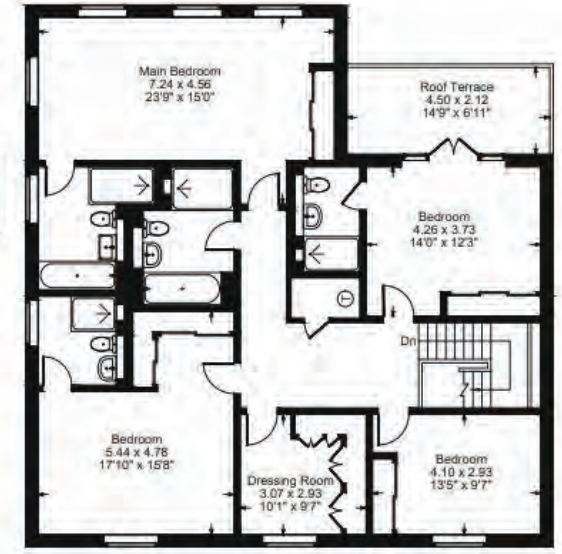
Sunday - By appointment only



Annexe Ground Floor



Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 150.89 sq m / 1624 sq ft
 First Floor = 136.28 sq m / 1467 sq ft
 Annexe Ground Floor = 40.44 sq m / 435 sq ft
 Annexe First Floor = 38.46 sq m / 414 sq ft
 Total Area = 366.07 sq m / 3940 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





JAMES PRATT
PARTNER AGENT

follow Fine & Country Leamington Spa on



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