



Gascon House
The Cedars | Warwick Road | Leek Wootton | Warwickshire | CV35 7DS

STEP INSIDE

Gascon House

An impeccably designed luxury home in a stunning location within the highly desirable village of Leek Wootton. Built in 2021, this immaculate property offers exceptional living just a short stroll from The Warwickshire and all village amenities.

Accommodation Overview

Gascon House is an impeccably designed luxury home in a superb location in an exclusive development set in over 400 acres of countryside. The property has two reception rooms and a stunning kitchen/diner overlooking the patio terrace and courtyard garden as well as a separate utility room. Upstairs there are four double bedrooms, two with ensembles, as well as a luxurious family bathroom. Outside, to the front, the property overlooks a green owned by The Warwickshire and to the rear a private South facing courtyard garden offers a perfect retreat. There is a private parking area as well as a detached garage and E.V. charging point.





Ground Floor

Upon entering Gascon House the superior quality of both build quality and finish becomes apparent with underfloor heating throughout the ground floor. The impressive entrance with herringbone flooring, definitely has the wow factor and you immediately appreciate the superb design of this home, with full height windows bringing in lots of natural light and setting the mood for the rest of this fabulous property. Off the hallway a stylish dual-aspect lounge features bi-fold doors opening out onto the side terrace and there is a smaller study/snug to the front. The beautiful kitchen diner by Neptune has panelled cupboards paired with sleek quartz worktops and offers ample space for both cooking and entertaining with a large central island for informal dining as well as plenty of space for a dining table and seating. Bi-fold doors lead out onto the terrace. Integrated appliances include a NEFF double oven and dishwasher, a Siemens ceramic hob, a full height fridge and separate freezer as well as a Quooker hot and cold water tap. A separate utility provides additional cupboard storage as well as a sink and space for a washing machine and tumble drier. A guest w.c. completes the downstairs accommodation.





First Floor

On this floor you will find the principal bedroom which has a useful walk-in wardrobe and luxurious three-piece en-suite with a double walk-in rainfall shower, tiling by Porcelanosa and a heated towel rail. Bedroom two has fitted wardrobes as well as a luxury en-suite with rainfall shower. Two further bedrooms overlook the garden and share a lavish beautifully appointed four-piece family bathroom featuring marble tiles and a double-ended freestanding bath as well as a separate shower.





Outside

A sunny South facing and private courtyard garden has been laid with antique limestone paving and comes alive when the sun goes down with outdoor lighting creating a sophisticated mood and making the lower circular patio the ideal place for alfresco dining or evening drinks and BBQ's. A convenient driveway offers parking for several cars and there is a generously sized garage as well as an E.V. car charging point.





LOCATION

Leek Wootton is a picturesque village perfectly located between the sought-after market towns of Warwick and Kenilworth. The village has a lovely community and offers a parish church, village hall, sports and cricket club, children's playground, and a fantastic country pub; The Anchor Inn. The Warwickshire health club and golf course offer excellent golfing and leisure facilities and there are various local footpaths for those keen to explore the surrounding countryside. There is a good primary school in the village and excellent private and public schools in both Warwick & Kenilworth. Excellent transport links with easy access to the A46/M40 motorway networks and Warwick Parkway train station a short drive away with direct trains to London Marylebone.





Services, Utilities & Property Information

Mains water, electricity, and drainage are understood to be connected to the property. There is LPG for the 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 Superfast Broadband is available in the area – we advise you to check with your chosen provider.

Tenure – Freehold

Directions

Postcode: CV35 7DS / what3words:///papers.hiking.jobs

Local Authority: Warwick District Council

Property Notes

There is an annual maintenance charge of £1,130. Please contact us for more information.

Council Tax Band: G

Viewing Arrangements

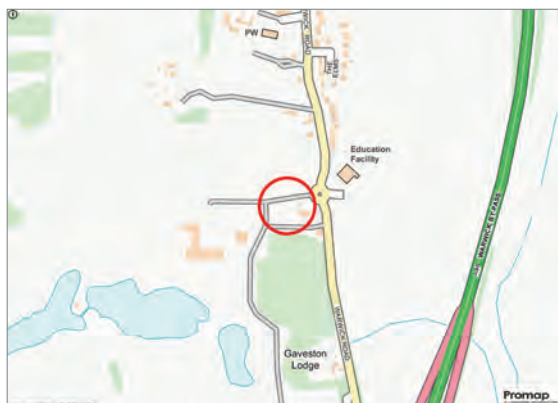
Strictly via the vendors sole agents Fine & Country on 01926 455950.

Website

For more information visit <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





GROSS INTERNAL AREA: 1927 sq ft, 180 m2 GARAGE: 263 sq ft, 24 m2

OVERALL TOTALS: 2,190 sq ft, 203 m2

SIZES AND DIMENSIONS RE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 17.04.2025





ANGELA PITT
PARTNER AGENT



JAMES PRATT
PARTNER AGENT

follow Fine & Country Leamington Spa on



Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, Warwickshire, CV32 5AA
07773 499319 | 07540 649103 | angela.pitt@fineandcountry.com | james.pratt@fineandcountry.com

