



Devon House
22 Oldborough Drive | Loxley | Warwick | CV35 9HQ

STEP INSIDE

Devon House

This stunning and substantial five-bedroom detached Executive home offers luxurious accommodation over two floors. Devon House is located in the highly desirable Loxley Park development on the edge of Loxley Village which is only a short drive to Shakespeare's Stratford upon Avon. Devon House sits within a large plot and enjoys a generous private wrap around garden with the stunning Warwickshire Countryside just around the corner.

Ground Floor

An impressive reception hall gives access to the light and airy drawing room, a fabulous and spacious double aspect sitting room to your right featuring an inglenook style fireplace and doors out to the lovely rear garden. The entrance hall holds a cloak cupboard and w/c.

To your left is a fantastic snug with built in cabinetry, featuring a wall mounted plasma fireplace; this room could also be a superb study / home office.

The hub of the home is a superb kitchen dining family room, which wraps around the left to the rear garden where you have French doors onto a patio area. The high-quality oak kitchen has an abundance of storage and plenty of striking granite work surfaces.

In the family area there is a lovely feature fireplace, beautiful built in media unit to match the kitchen and plenty of light coming in through the windows on the side elevation with French doors onto the rear garden patio. The family area flows into a spacious dining area large enough to hold a good-sized dining table which makes it perfect for special occasions.

From the kitchen you can access a fantastic utility room, with useful side door out to the garden, there is also access into the spacious double garage which has two up and over electric doors and a pedestrian door at the rear.

First Floor

The first-floor landing is extremely light and spacious, giving access to the generous bedroom accommodation.

The main bedroom suite consists of a generous sized double bedroom with built in wardrobes, walk in dressing room and a stunning ensuite bathroom holding double shower cubicle, his and hers sink and toilet.

Bedroom two is again a generous sized double bedroom with built in wardrobes and a fantastic ensuite shower room.

Bedrooms three is another good-sized double bedroom holding built in wardrobes and bedrooms four & five are similar sized single rooms big enough to hold small double beds if required.

Bedrooms three, four and five are all serviced by the large family bathroom which incorporates bath, separate walk-in shower, sink and toilet.













STEP OUTSIDE

Devon House

To the front of the property is a lovely, landscaped garden bordering a good-sized block paved drive large enough to park five cars, as well an integral double garage with electric up and over doors.

The beautifully landscaped, mature and private gardens wrap around the house and are well stocked with mature shrubs, small trees and hedging. There are plenty of patio areas and a decked area perfect for catching the sun at different times of the day.





LOCATION

Positioned within the highly sought after Loxley Park which was constructed by the high calibre builders Chase Homes who were very well regarded for their impeccable attention to detail and very high specification. The house is discretely located towards the end of a no through road and is set back in a secure and private position.

The village of Loxley is very desirable and is within a few miles of the thriving village of Wellesbourne which offers a huge amount of choice in terms of local amenities including a newly opened Sainsbury's supermarket along with a thriving high street with many independent village retailers, along with two excellent public houses, good health care centre and is all within easy reach of the regions motorway network.

Nearby Stratford-upon-Avon is renowned as the regions cultural centre and is the home of the Royal Shakespeare Company and the beautiful county town of Warwick is also within a few miles of this most pretty of villages. The area is well served by schools including The Croft Prep School, King Edward Grammar School for boys, Shotton Grammar School for girls and Stratford High School. Warwick and Leamington Spa are also nearby and provide additional shopping facilities and schools including Warwick Boys School, Warwick Prep School and King's High School in Warwick and in Leamington Spa, Kingsley School for Girls & Arnold Lodge. For those wishing to commute, the M40 is easily accessible and there are regular trains from Warwick Parkway to both Birmingham & London.





Services, Utilities & Property Information

Utilities - The property is believed to be connected to mains electrics, water, drainage and gas central heating. - Please confirm
 Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we; advise you to check with your provider
 Broadband Availability - FTTP - Ultrafast Broadband Speed is available in the area; we advise you to check with your provider
 Freehold | Council Tax Band: H | EPC - C
 Local Authority: Stratford-upon-Avon District Council
 Listed Building Status - None
 Property Type - Detached House
 Construction Type - Standard
 Directions - Postcode: CV35 9HQ / what3words: ///softest.opposites.tailors

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.

Viewing Arrangements

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

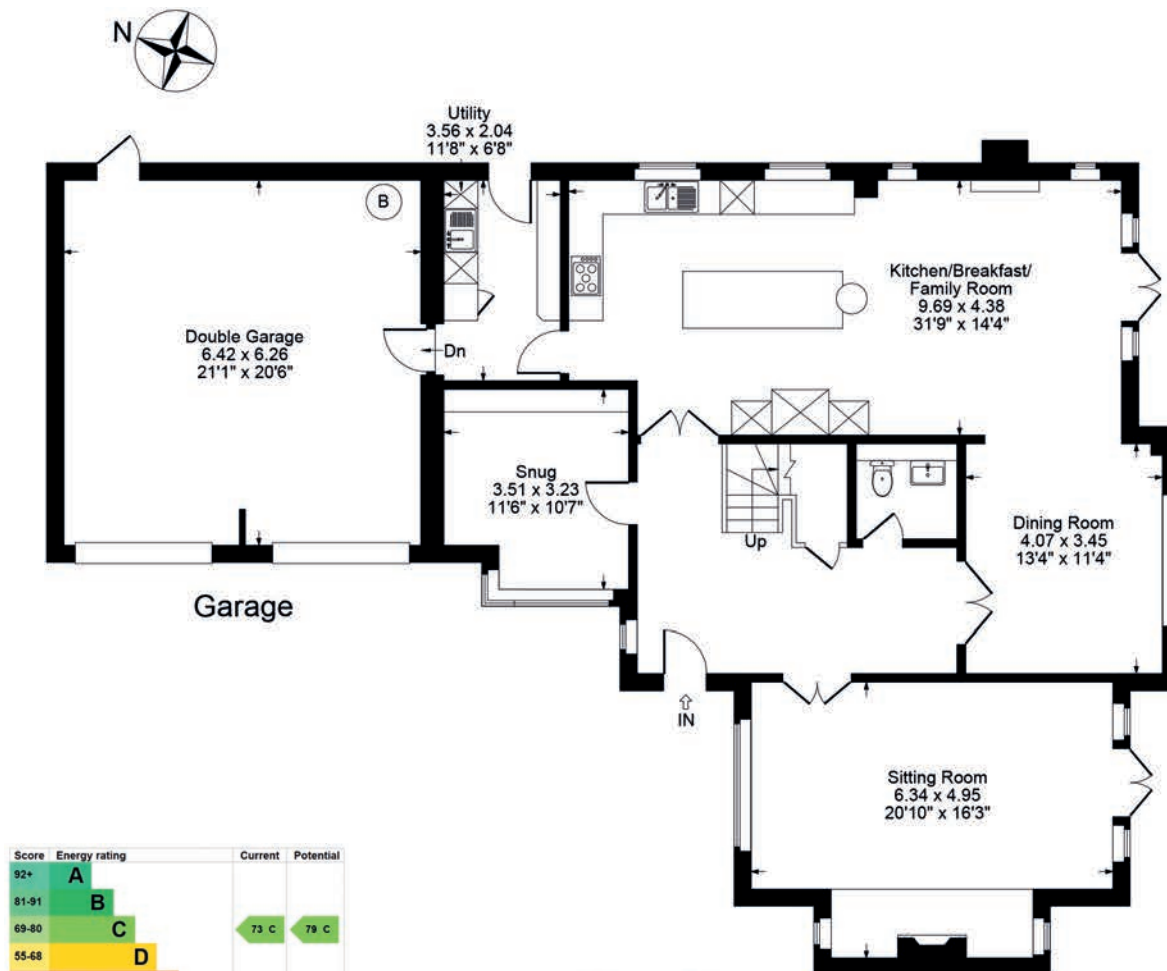
Website

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

Opening Hours

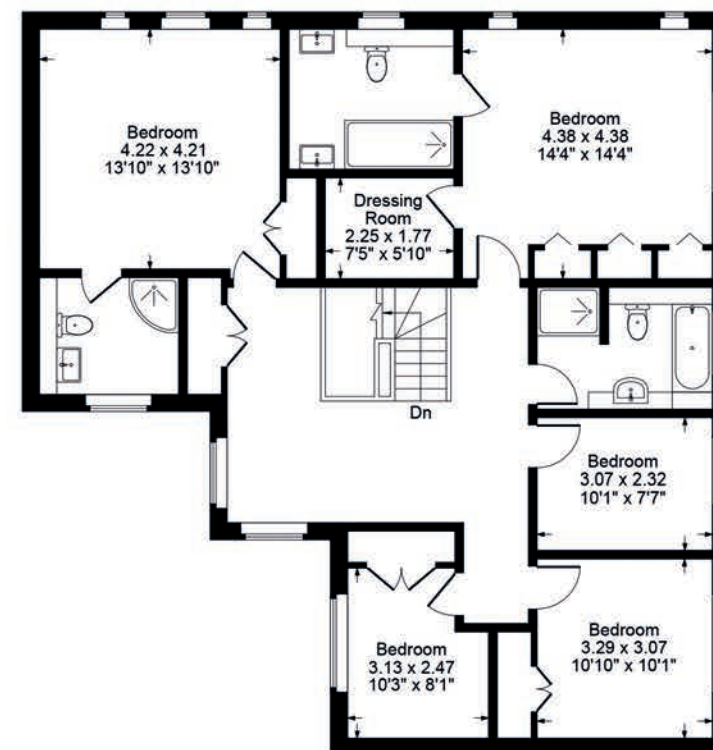
Monday to Friday - 9.00 am - 5.30 pm
 Saturday - 9.00 am - 4.30 pm
 Sunday - By appointment only





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 128.21 sq m / 1380 sq ft
 First Floor = 118.80 sq m / 1279 sq ft
 Garage = 40.12 sq m / 432 sq ft
 Total Area = 287.13 sq m / 3091 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.



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JAMES PRATT
PARTNER AGENT

follow Fine & Country Leamington Spa on



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

