



12 Touchstone Road  
Heathcote | Warwick | Warwickshire | CV34 6EE

FINE & COUNTRY



# STEP INSIDE

## 12 Touchstone Road

12 Touchstone Road is an exceptional four-bedroom detached home situated in the ever-popular Warwick Gates development. This spacious and immaculately presented property offers a perfect blend of modern convenience and family-friendly living. Finished to a high standard throughout, with stylish interiors, landscaped gardens, and generous living spaces, this is a rare opportunity to secure a turnkey home in a prime location.

### Accommodation Overview

#### Ground Floor:

You are greeted by a welcoming hallway that leads to a series of versatile living spaces. Including an extremely well laid out reception room to the left with ample storage area for coats/shoes, which could also serve as an office. The living room is warm and inviting, featuring a statement gas fireplace and direct access to the conservatory, which overlooks the rear garden and floods the home with natural light. The dining room to the front offers a more formal entertaining space.

At the heart of the home lies a spacious open-plan kitchen and dining area, fully fitted with shaker-style cabinetry, integrated appliances, and quartz worktops. The kitchen is complemented by a large central dining area and sliding doors to the garden, making it ideal for family life and entertaining. A separate utility room adds to the practicality.

There is underfloor heating in the kitchen, conservatory and bathrooms.

#### First Floor:

Upstairs, the principal bedroom offers ample built-in storage and a modern en-suite shower room finished in chic grey tiling. Three further bedrooms provide flexible accommodation for a family, guests, or a home office. A beautifully appointed family bathroom, also finished with stylish grey tiles and modern fittings, completes the first floor.

























### Outdoor Space

The property benefits from a private and secure rear garden with a paved patio, artificial lawn, and a covered seating area – perfect for outdoor dining and entertaining. A detached double garage and additional covered seating area to the rear of the garden, with gated driveway parking for multiple vehicles.







# LOCATION

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Warwick Gates is a highly sought-after residential area located between Warwick and Leamington Spa. Known for its family-friendly environment, excellent schooling, and strong transport links, it offers easy access to the M40, Warwick Parkway, and local amenities including supermarkets, gyms, and retail outlets. The area also benefits from nearby green spaces and playgrounds, making it ideal for families.







### Services, Utilities & Property Information

Utilities - Mains gas, electricity, water, and drainage.

Mobile Phone Coverage - 5G coverage available (subject to provider).

Broadband - Ultrafast broadband available.

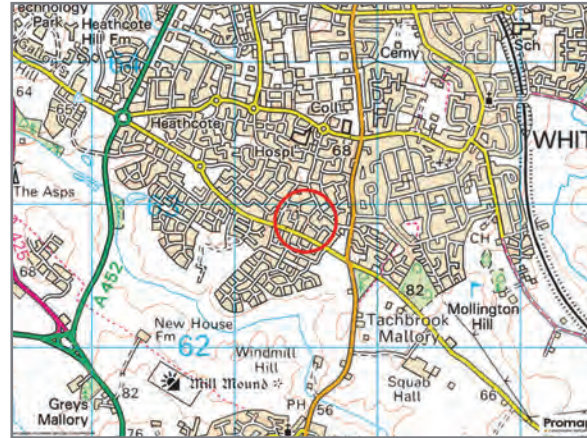
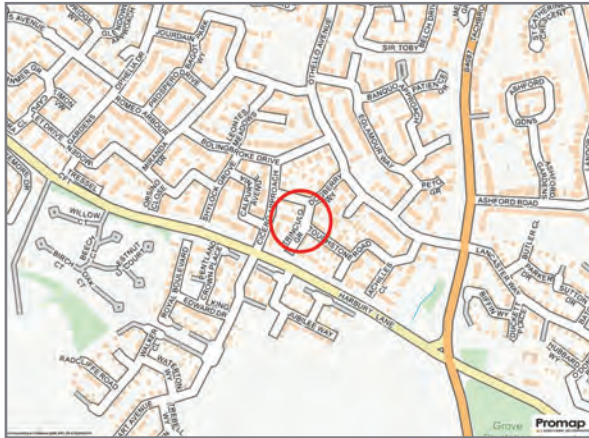
Tenure - Freehold

Special Notes: N/A

Directions - Postcode: CV34 6EE, What3Words: ///loyal.radar.logs

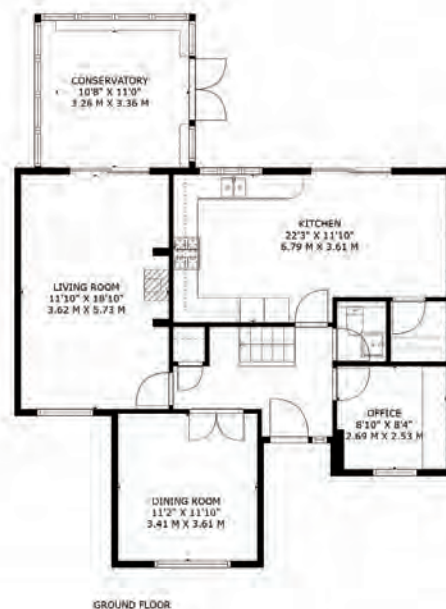
### Viewing Arrangements

Strictly via the vendors' sole agents Fine & Country on Tel Number 01926 455950





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



GROSS INTERNAL AREA: 1813 sq ft, 168 m2  
 LOW CEILINGS: 20 sq ft, 2 m2  
 GARAGE & COVERED PATIO: 454 sq ft, 42 m2

**OVERALL TOTALS: 2287 sq ft, 212 m2**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION.



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 16.09.2025







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