



Restharrow
21 Hill Wootton Road | Leek Wootton | Warwickshire | CV35 7QL

FINE & COUNTRY

STEP INSIDE

Restharrow

Introduction Summary

Restharrow is an immaculately presented and thoughtfully designed four-bedroom detached home offering contemporary family living in the desirable village of Leek Wootton. Finished to an exceptional standard and boasting beautiful open-plan spaces, elegant interiors, and landscaped gardens, this home provides a rare opportunity to acquire a modern turnkey property.

Accommodation Overview

Ground Floor

Upon entering the property, a bright and welcoming hallway leads to a series of beautifully designed living areas. To the front, a separate living room provides a peaceful retreat, while the heart of the home lies to the rear with an expansive open-plan kitchen, dining, and sitting area. This impressive space features a large central island, high-end integrated appliances, and ample worktop space.

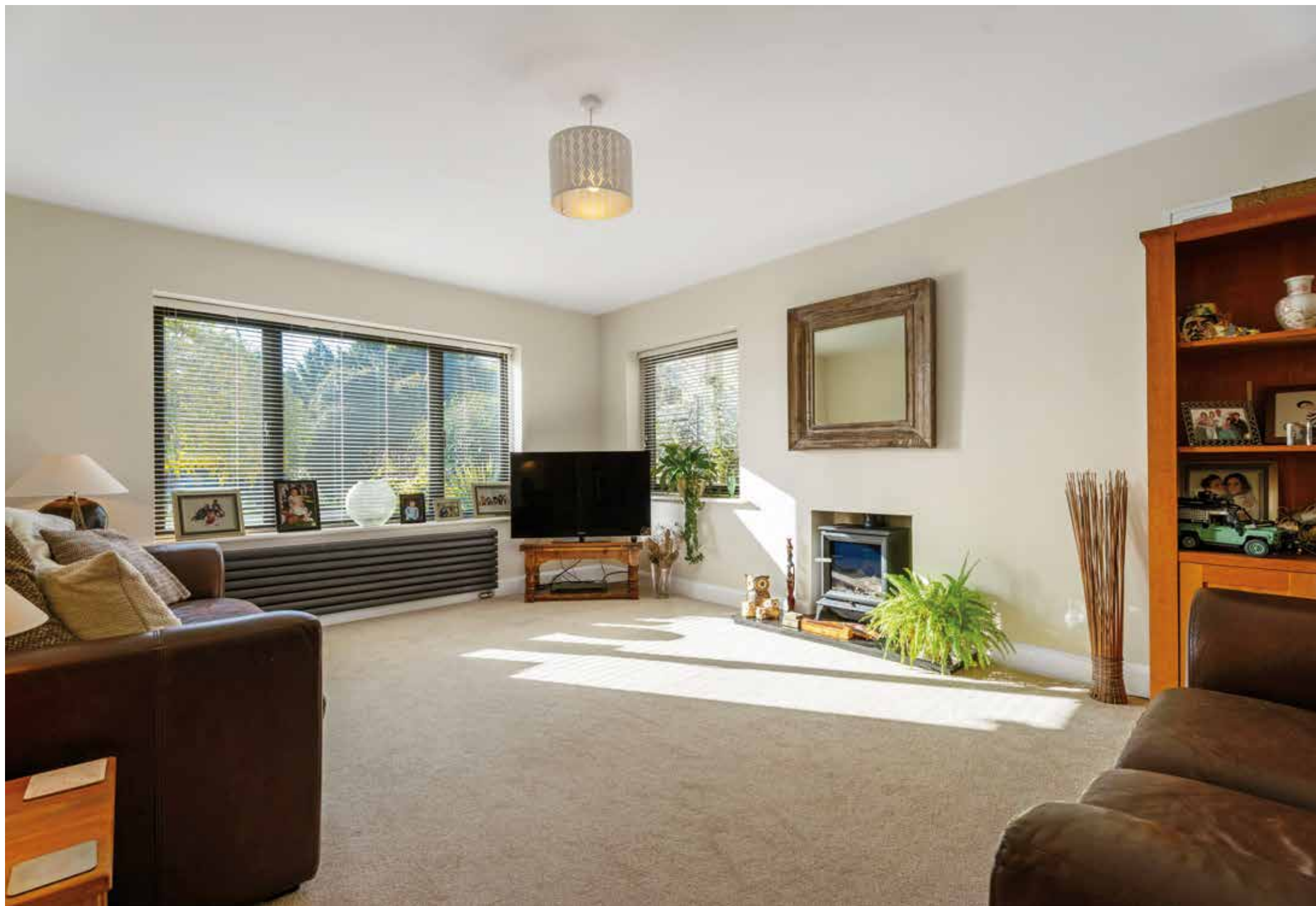
Full-width sliding doors and striking skylights flood the area with natural light, offering seamless connection to the landscaped garden and creating an exceptional entertaining space.

A spacious utility room, WC, and internal access to the integrated double garage add further practicality to the ground floor layout.

First Floor

The first floor offers four well-proportioned bedrooms, each presented to a high standard. The principal bedroom benefits from a luxurious en-suite bathroom and a beautifully designed wardrobe. The second bedroom also enjoys a contemporary en-suite bathroom, while the remaining two bedrooms are served by a stunning family bathroom featuring a freestanding bath and separate rainfall shower.













Outdoor Space

The rear garden is a true highlight, offering an exceptionally private and mature setting. Featuring a generous lawn, vibrant planting, and a substantial patio area ideal for outdoor dining.

To the front, the property benefits from a wide private driveway providing ample parking, as well as access to the integrated double garage.





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 village hall with cricket club & ground, children's playground, and fantastic country pub; The Anchor Inn. The excellent Warwickshire health club and golf course is just down the road, there is a primary school in the village and excellent private and public schools in Warwick & Kenilworth.





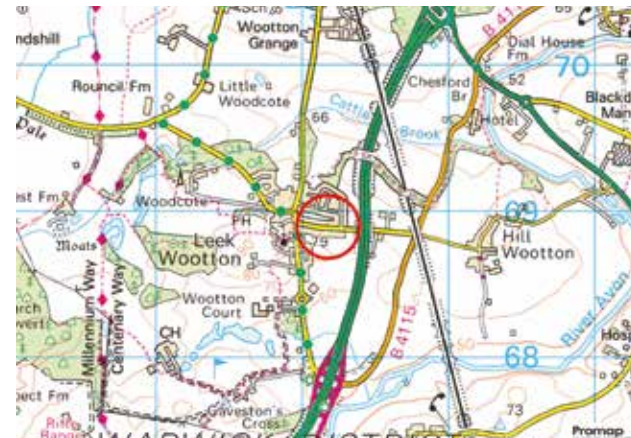
Services, Utilities & Property Information

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

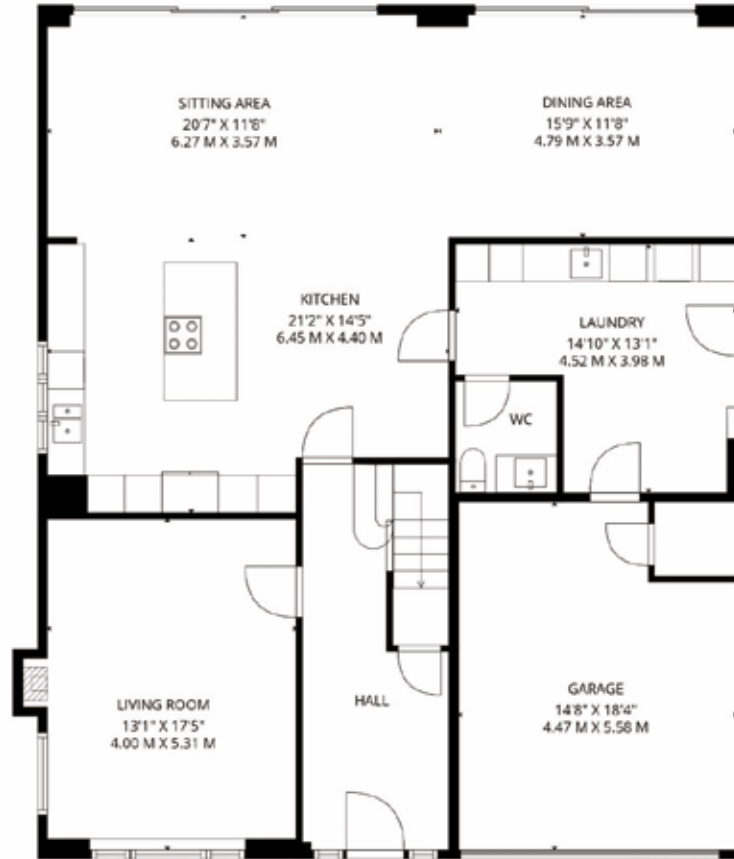
Mobile Phone Coverage – 5G coverage available (subject to provider).

Broadband – Ultrafast broadband available.

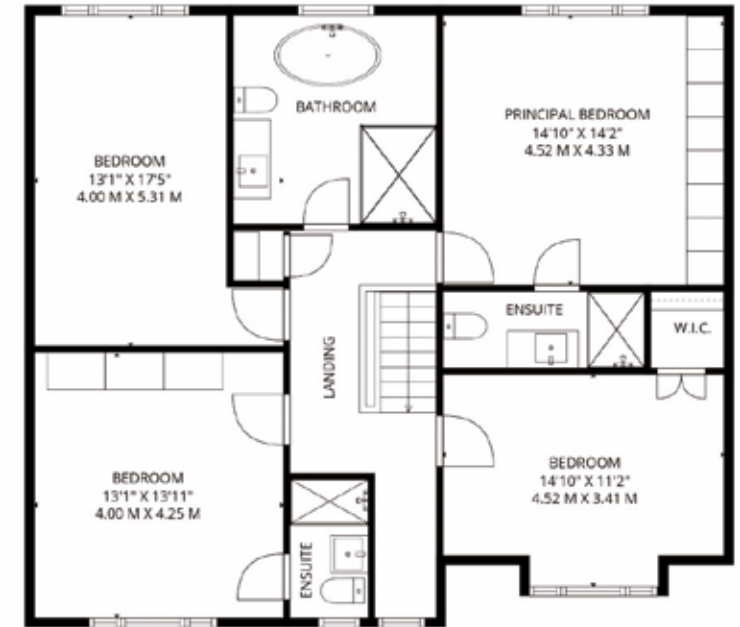
Tenure – Freehold



Council Tax Band: G



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA: 2427 sq ft, 225 m2
GARAGE 249 sq ft, 23 m2, LOW CEILING 19 sq ft, 2 m2

OVERALL TOTALS: 2695 sq ft, 250 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





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