

ehB
RESIDENTIAL

Your Property - Our Business



Chequers, 116, Leicester Lane, Cubbington, Leamington Spa

Offers In Excess Of
£1,000,000



A most impressive individually styled detached family residence, which has been subject to extensive modernisation and improvement, providing four bedroom and three bathroomed accommodation with many notable features including exceptional landscaped gardens in this highly regarded north east Leamington Spa location.

Leicester Lane

Comprises many fine period dwellings of varying sizes on the periphery of Leamington Spa, enjoying frontal views over open countryside, close to local amenities including shops, schools and a variety of recreational facilities, and convenient for access to the town centre approximately a mile distant. This particular location has consistently proved to be exceptionally popular.

ehB Residential are pleased to offer 'Chequers', 116 Leicester Lane which is an opportunity to acquire a most impressive individually styled, detached family residence, which has been subject to extensive improvements and modernisation by the present owners to provide exceptionally well appointed four bedroom and three bathroomed accommodation. The property also includes four reception rooms, garage with large car parking facility and beautifully landscaped large garden to the rear of the property.

The property has been maintained by the present owners to an exceptionally high standard with internal inspection being essential for the level of presentation, appointment, size and situation to be fully appreciated; this includes gas fired underfloor heating throughout the ground floor. In detail the accommodation comprises:-

Enclosed Entrance Porch

With glazed panelled entrance door and side panel, tiled floor, downlighters, leaded glazed and timber panelled entrance door and side panel to...

Spacious Reception Hall

With staircase off with balustrade, tiled floor and skirtings, coving to ceiling, downlighters, two cloaks cupboards.

Cloakroom/WC

With vanity unit incorporating wash hand basin with mixer tap, low flush WC with concealed cistern, being tiled with tiled floor and extractor fan.

Sitting Room

11'1" x 13'6" (3.38m x 4.11m)
With bay window, coving to ceiling.





Accessed from the Reception Hall...

Study

15'9" x 8'6" (4.80m x 2.59m)

With downlighters, engineered wood flooring and access to garage.

Dining Room

13'7" x 12'3" (4.14m x 3.73m)

With glazed panelled connecting doors and tiled floor.

Family Room

15'10" x 15' (4.83m x 4.57m)

With marble fireplace feature and hearth, downlighters, twin French doors and side panels overlooking rear garden, coving to ceiling and steps to the...

TV Room/Garden Room

13'3" x 13'5" (4.04m x 4.09m)

With glazed panelled pitched ceiling feature, tiled floor, twin French doors to rear garden with electric roof blinds.

Comprehensively Fitted Kitchen

16' x 10'10" (4.88m x 3.30m)

With extensive range of white faced base cupboard and drawer units with complimentary rolled edge work surfaces, built-in fridge, dishwasher with inset single drainer, one and a half bowl stainless steel sink unit with mixer tap, built-in Rangemaster range with splashback and matching extractor hood over, flanked by matching range of high level cupboards with concealed pelmet lighting, tiled splashbacks under, tiled floor, downlighters, twin French doors to rear garden, further units incorporating larder unit and wine racking.

Utility Room

7'6" x 7'8" (2.29m x 2.34m)

With base cupboard and drawer units, rolled edge work surfaces, tiled splashbacks with single drainer stainless steel sink unit and mixer tap, high level cupboards, appliance space, plumbing for automatic washing machine, vented for tumble dryer, extractor fan.

Stairs and Galleried Landing

With Velux window feature, staircase off to converted attic space.

Family Bathroom

12'6" x 9' (3.81m x 2.74m)

Being tiled with tiled floor, white suite comprising panelled bath with mixer tap and shower attachment, walk-in shower enclosure with integrated shower unit, pedestal basin with mixer tap, low flush WC, chrome heated towel rail, extractor fan, downlighters and built-in custom base units.





Master Bedroom Suite

To comprise:-

Bedroom

15' x 12'9" (4.57m x 3.89m)

With radiator, plantation blinds, wall light points, coving to ceiling, accessing the...

Dressing Room

12'7" x 9' (3.84m x 2.74m)

With three double built-in wardrobes with hanging rail, shelves, plantation blinds.

En-Suite Shower Room/WC

7'8" x 7'4" (2.34m x 2.24m)

Being tiled with tiled floor, quadrant tiled shower with integrated

shower unit, custom made vanity unit incorporating low flush WC with concealed cistern, wash hand basin with mixer tap, chrome heated towel rail.

Bedroom

12'3" x 13'6" (3.73m x 4.11m)

With range of built-in wardrobes with mirrored sliding doors, radiator, plantation blinds, coving to ceiling.

En-Suite Shower Room/WC

5'1" x 5'3" (1.55m x 1.60m)

Being tiled with tiled floor, quadrant tiled shower cubicle with integrated shower unit, vanity unit incorporating wash hand basin with mixer tap, low flush WC, chrome heated towel rail, extractor fan.

Bedroom

12'8" x 9' (3.86m x 2.74m)

With bay window with plantation blinds, views towards open countryside, radiator.

Bedroom

9' x 10' (2.74m x 3.05m)

With double built-in wardrobe with mirrored doors, radiator, bay window with plantation blinds, views towards open countryside.

Stairs and Second Floor Landing

Into...

Converted Attic Space/Storage Area

16'6" x 9'3" (5.03m x 2.82m)

With access to extensive storage facility within the eaves and access to large roof space and storage area and Velux window.





Outside (Front)

The property occupies a generous plot, the front being accessed via electric gates leads to large tarmac drive/car parking facility for eight cars, bounded by close boarded fencing and wall, and leads to the...

Integral Garage

17' x 9'6" (5.18m x 2.90m)

With electric roller door, electric light, power points, Worcester gas fired central heating boiler and lagged cylinder and access to the Study.

Outside (Rear)

With pedestrian side access to both sides of the property leading to the beautifully landscaped south east facing large rear garden of note, comprising extensive paved patio with electric awnings

bounded by ornamental brick walls with central steps leading to shaped lawn, flanked by well stocked landscaped flower beds, with paved pathway also flanked by established flower beds, leading to an open Summer House which incorporates a hot tub with paved area and uplighters. Further shaped lawn flanked by well stocked flower borders with circular patio feature, greenhouse and potting shed, bounded by close boarded fencing and established foliage. The garden being a particular feature of this quite exceptional property.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

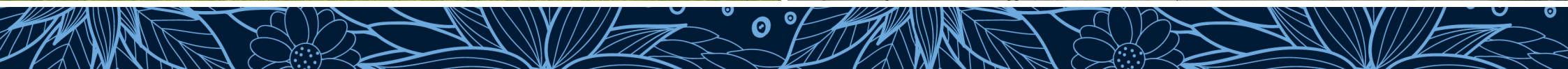
Council Tax

Council Tax Band G.

Location

CV32 7HH







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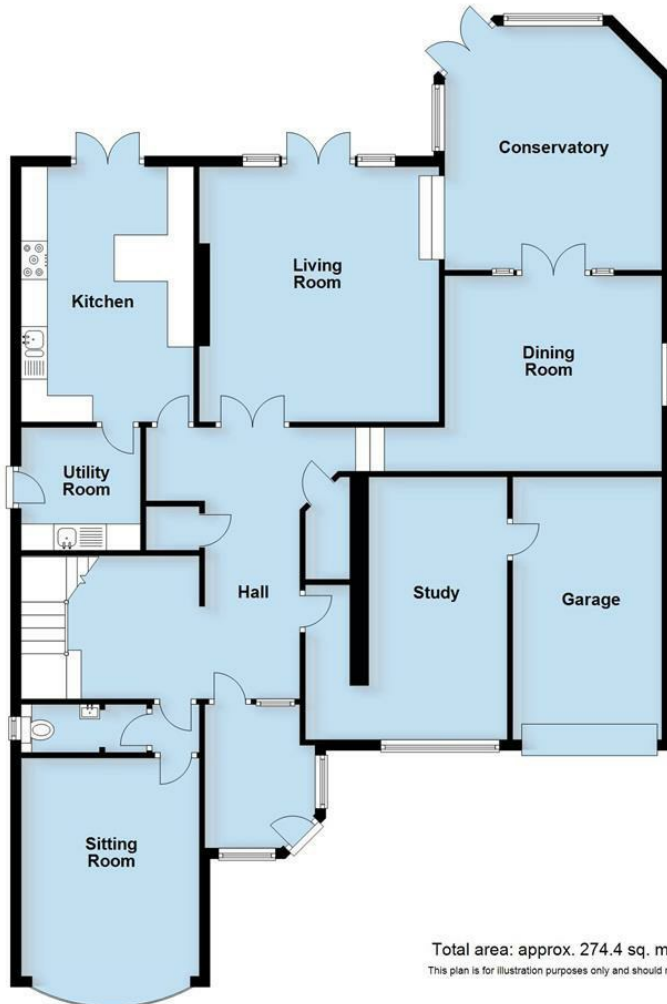
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

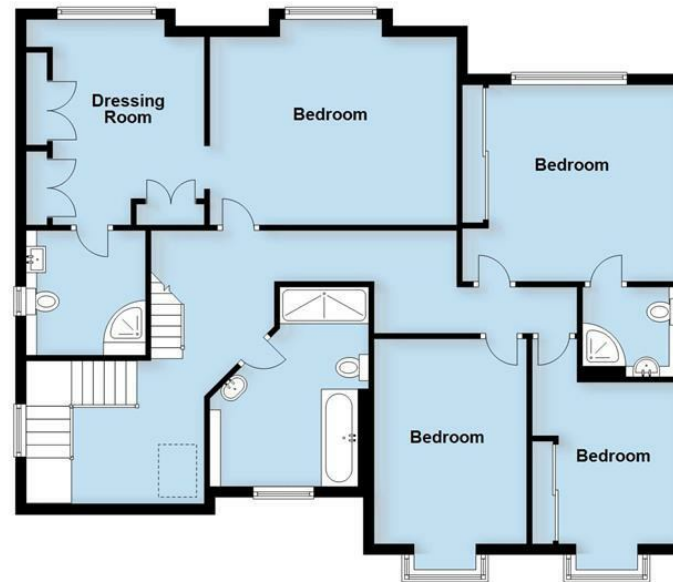
Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

Ground Floor
Approx. 162.7 sq. metres (1750.8 sq. feet)



Total area: approx. 274.4 sq. metres (2953.4 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

First Floor
Approx. 111.7 sq. metres (1202.6 sq. feet)



Second Floor
Approx. 0.0 sq. metres (0.0 sq. feet)

