



OFFERS OVER
£420,000

Coxs Orchard

Leamington Spa, CV31 2TJ

PROPERTY SUMMARY

PROCEEDABLE BUYERS ONLY PLEASE

Coxs Orchard - A Spacious Family Home

Nestled in a peaceful no-through road and overlooking a lush green open space, Coxs Orchard is a remarkable six-bedroom family home offering an impressive 1,845 sq. ft. of living space. This comprehensively extended property provides a perfect blend of modern design, practicality, and comfort – ideal for growing families or those seeking generous accommodation.

An Exceptionally Extended Home

Originally built to a high standard, this property underwent significant transformation following granted planning permission in 2005 (Reference: W/04/2036). The result is a beautifully designed and thoughtfully enhanced residence.

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2







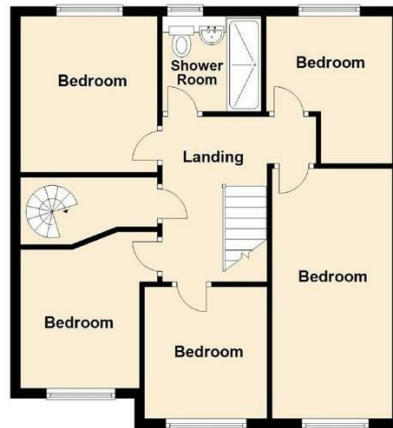
Ground Floor

Approx. 59.1 sq. metres (636.4 sq. feet)



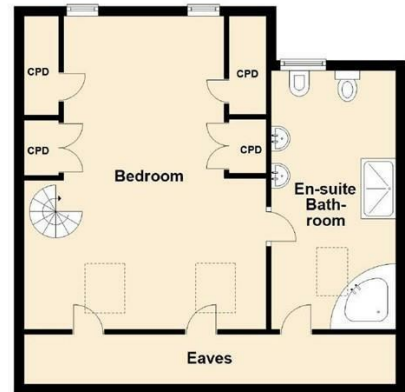
First Floor

Approx. 59.4 sq. metres (639.6 sq. feet)



Second Floor

Approx. 52.9 sq. metres (569.3 sq. feet)



Total area: approx. 171.5 sq. metres (1845.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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