







This individual, split-level detached home is situated off Coventry Road in a desirable residential location, within walking distance of Warwick Town Centre. The accommodation is arranged as follows; Entrance hall, impressive dining room with high-vaulted ceiling and galleried landing, living room, kitchen, spacious study, ground floor bedroom, GF cloaks/shower room, utility room, three first floor bedrooms and bathroom, good sized driveway and garage, together with established front and rear gardens. NO UPWARD CHAIN. Energy rating C.

#### Location

Beech Cliffe is a small, exclusive development accessed via a private road with a pillared entrance. The property is located approximately a mile from Warwick town centre, which offers a wide range of shopping and leisure amenities, as well as the renowned Warwick Castle. There are various state and private schools nearby, including Warwick Preparatory and Boys School and The King's High School.

Commuting is convenient, with regular trains from

Warwick Station, which is just a few minutes walk away, and from Warwick Parkway and Leamington Spa to London Marylebone. The motorway network is easily accessible, with junction 15 of the M40 only 2.5 miles south of the town, providing access to Birmingham and the north, as well as London and the south."

#### Approach

Through a double-glazed entrance door into:

#### Entrance Hall

Parquet wood floor, ceiling light point, opening to Dining Room and door to Study.





#### Open-plan Dining Room

Oak-finished floor, with a high-angled pine-clad ceiling and radiator. Access to the Kitchen, a double-glazed window to the front aspect, and an open tread-turned staircase rise to the First Floor.

#### Kitchen

Range of matching base and eye level units, worktops and tiled splashbacks, inset single drainer sink unit with mixer tap. Zanussi electric oven with extractor unit over, space for dishwasher and fridge, Glow-Worm gas-fired boiler, double glazed window to front aspect and a double-glazed casement door provide access to the side of the property.

From the Dining area, three steps lead down to:

#### Inner Hallway

Radiator, wall light point, built-in cloaks cupboard. Door to:

#### Living Room

Exposed brickwork on one wall with a fireplace featuring a stone mantel and a raised display niche. There is also a radiator, and double glazed patio doors offering views and access to the rear garden.



#### Bedroom Four

Radiator and a double-glazed window to the rear aspect.

#### WC/Shower Room

Fully tiled shower area with shower system, pedestal wash hand basin, WC, radiator, extractor fan and a double-glazed window to the rear aspect.

#### Office

Radiator and a double-glazed window to the front aspect. Door to:







#### Garage/Utility Lobby Area

Tiled floor, ceiling light point. Doors to the Garage and:

#### Utility Room

Worktop with single drainer sink unit and base unit beneath. Space and plumbing for washing machine and tumble dryer, wall-mounted Dimplex electric panel heater. Double-glazed window to rear aspect and a double-glazed casement door to the side aspect.

#### Garage

Twin up and over doors ( One being electrically operated), power and light and a double-glazed casement door to the rear aspect and garden.

#### First Floor Galliered Landing

Access to roof space, radiator, wall-mounted thermostat control panel, and built-in Airing Cupboard housing the MegaFlo hot water cylinder. Doors to:

#### Bedroom

Double glazed window to rear aspect and sliding



double doors reveal a walk-in wardrobe with hanging rail and ample storage.

#### Bedroom

Radiator and a double-glazed window to the rear aspect.

#### Bedroom

Radiator, raised area and a double-glazed window to the rear aspect.

#### Bathroom

Comprising bath, pedestal wash hand basin, WC,







fully tiled walls, shaver point, radiator and a double-glazed window to the rear aspect.

#### Outside

There is an established front garden with a wide block-paved driveway, that provides provides good off-road parking and offers access to the garage.

#### Private Rear Garden

Which is a particular feature of the property. Enjoying a southerly aspect, with a good sized paved sun terrace, well-tended lawned gardens with mature

stocked beds and borders. A part glazed potting shed, and gated access on both sides of the property.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this. NB; There is a circa £88 per half-year maintenance charge in respect of the private road.

#### Services

All mains services are understood to be connected

to the property including gas. NB We have not tested the 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 inquiries.

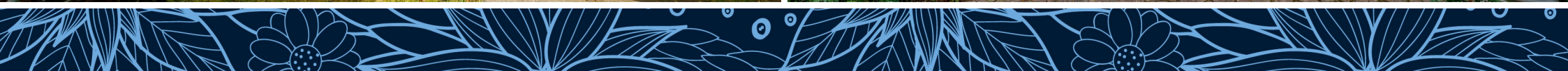
#### Council Tax

The property is in Council Tax Band "F" - Warwick District Council

Postcode  
CV34 5HY







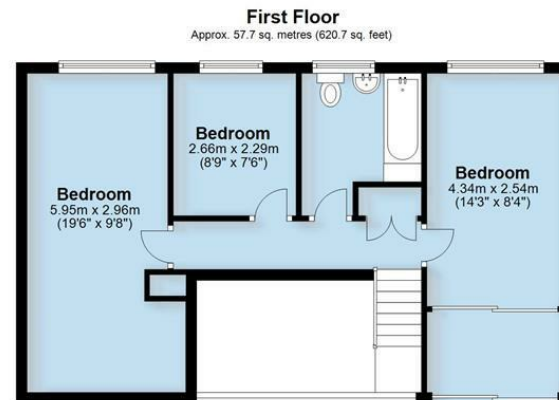






Your Property - Our Business

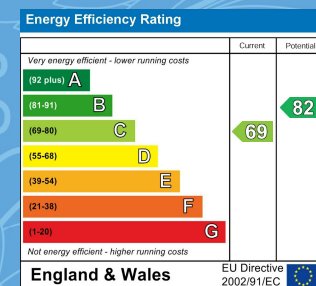
- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •



Total area: approx. 176.7 sq. metres (1902.1 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact  
Total area does not include the Garden Room or Sheds  
Plan produced using PlanUp.

Warwick Office  
17-19 Jury Street  
Warwick  
CV34 4EL

01926 499540 • ehbresidential.com



Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN