



BROOKFIELD ROAD, CUBBINGTON

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SALES & LETTINGS

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FOR SALE





A beautifully styled and thoughtfully extended 1960s semi-detached home, occupying a generous corner position in the heart of sought-after Cubbington Village and enjoying a superb south-facing garden. This impressive three-level property offers well-balanced and versatile accommodation throughout. The ground floor comprises a spacious entrance hall, an inviting living room with feature log burner, a contemporary dining kitchen, guest WC, utility room, playroom/sitting room and a separate study — ideal for modern family living and home working.

On the first floor are three well-proportioned bedrooms and a family bathroom, while the top floor boasts a luxurious principal double bedroom with stylish en-suite. Outside, there is a substantial block-paved driveway providing parking for several vehicles, and the property is perfectly positioned for countryside walks, village amenities and within the highly regarded North Leamington School catchment area.

It's in the details...

Entrance Hall

A spacious entrance hall, which has timber effect luxury vinyl tile, stairs to first floor and doors to the lounge and kitchen diner. There is a uPVC double glazed window and another tall uPVC frosted window to the side of the entrance door. Radiator.

Living Room

Well decorated living room which has a wood-burning stove with oak rustic mantle and slate half. There is a large UPVC double glazed window, radiator and coving.

Dining Kitchen

A spacious kitchen diner with herringbone style vinyl flooring, a heritage cream kitchen with brushed chrome handles and squared edge worktop which includes one-and-a-half bowl stainless steel sink with mixed tap and drainer. A induction hob, black glass splash-back with an extractor over. Double fitted Bosch oven, a slim line Hot point dishwasher and a large uPVC double glazed window overlooking the garden. There's a further range of units, which includes fixed shelving, drawers and Housing for an American style fridge. There is a tall traditional two column white radiator UPVC double glazed French doors to the garden a storage cupboard/pantry. There's downlights and oak door lead down to the inner vestibule.

Inner Vestibule

We steps down to the vestibule which has oak doors to the playroom & guest WC and an internal glazed door through to the utility.

Guest WC

With a continuation of the Luxury vinyl tile flooring, this concealed cyst in toilet with vanity storage and a hand base with chrome mixer tap. There's an extra extractor, radiator and a wall mounted Worcester boiler.

Utility

Fitted with heritage style cream storage covers with timber effect worktop, space and plumbing for Washing Machine, space for a dryer, a large larder cupboard, a uPVC double glazed door to side and internal glazed door through to the study.

Study

Currently being used as a treatment room, which has feature wallpaper, an electric radiator. Twin doors hide the meters.

Playroom

With luxury vinyl tile flooring, a uPVC double glazed window to the front, feature painted wall, two column traditional tall white radiator and uPVC double glazed French doors to the garden with fitted blinds.

Landing

A well decorated landing that has carpet, painted balustrade and staircase leads to the second floor. Oak doors through to 3 bedrooms and the family bathroom. There is a large uPVC double glazed window on the stairs.

Bedroom Two

A spacious double bed with a feature painted wall, a radiator and a large uPVC double glazed window to the front.

Bedroom Three

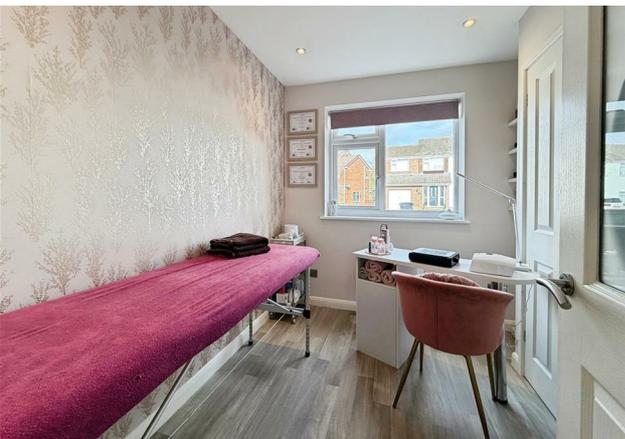
Another spacious bedroom, which has coving, a radiator and a large uPVC double glazed window overlooking the garden.

Bedroom Four

A single bedroom with a radiator and a uPVC to book glazed window overlooking the front elevation.

Bathroom

A fully tiled four piece bathroom suite comprising of a double ended bath, with a central mixer tap and handheld shower attachment, the floating vanity drawer unit with sink and mixed tap. Large glass





quadrant shower enclosure, with a mains rainfall shower and handheld attachment. There is a toilet, a chrome towel radiator, downlights, and extra extractor and two uPVC double glazed windows.

Second Floor Landing

With oak door through to the main bedroom.

Main Bedroom

Very spacious loft conversion which has fitted wardrobes, large dormer with UPVC double glazed windows and french doors to the Juliet balcony. Beautifully decorated, tall to 2 column white radiator and oak door to the ensuite bathroom.

En-Suite

Fitted with a floor-standing white bath, which has a chrome floor standing mixer tap with handheld shower attachment. There is a floating handbasin with chrome mixer tap, a toilet, three tiled walls and tile floor, a chrome tower radiator, down-lights, an extractor and a uPVC double glazed window.

Rear Garden

A wonderful large south facing garden, which bells out into the corner of plot. There's a large raised terrace of sandstone paving with stepped down to the lawn. There's a timber deck area with built pergola and gate through to the side passage.

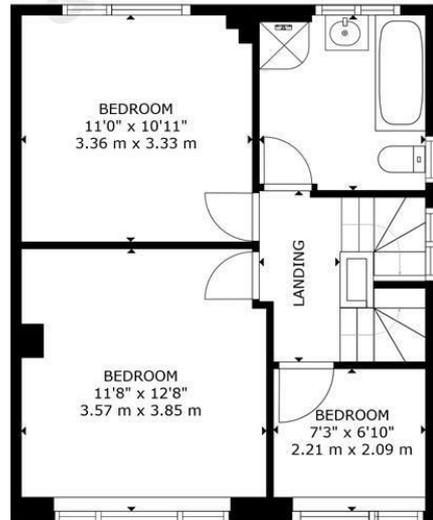
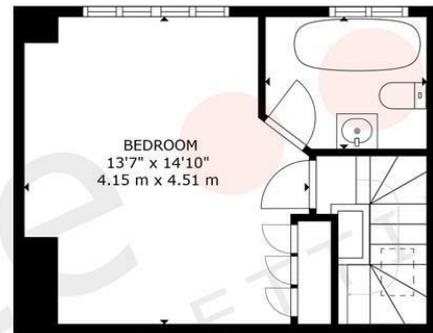
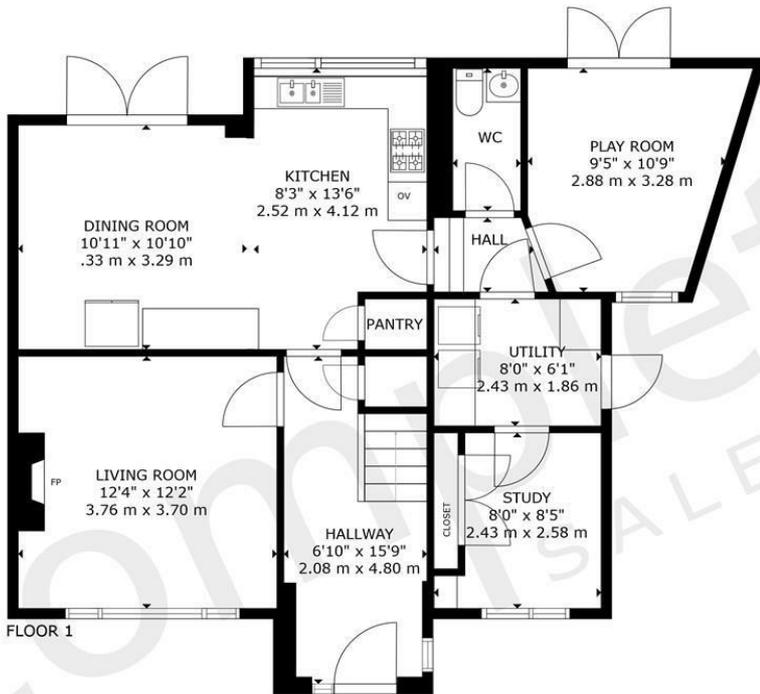
Parking

Block paved driveway for parking several cars.

Location

Nestled on the outskirts of the charming Cubbington Village, just a short distance (2 miles) from the vibrant town of Leamington Spa, this beautiful family home is perfectly situated for those seeking a peaceful countryside setting with easy access to city amenities. With stunning natural beauty all around, including the picturesque River Leam and a plethora of walking trails and parks, this is an ideal location for those who enjoy an active lifestyle. The village itself offers a range of local shops and amenities, including a post office, two primary schools, a convenience store and pubs, while Leamington Spa provides a wealth of high-end shopping, dining, and entertainment options. The property is also within easy reach of some of the area's best schools, making it the perfect choice for families. Whether you're looking for a quiet retreat or a bustling community, this location has something to offer everyone.





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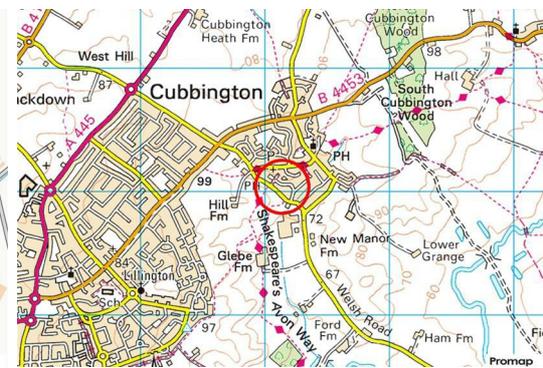
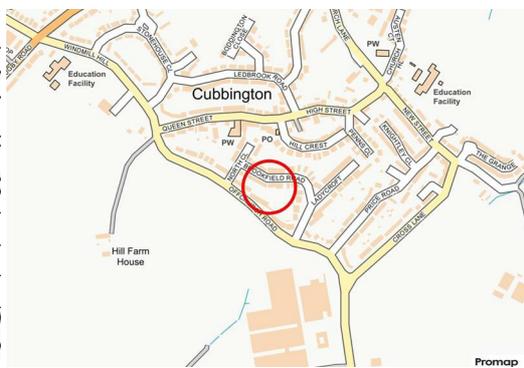
GROSS INTERNAL AREA
 FLOOR 1: 776 sq. ft, 72 m², FLOOR 2: 460 sq. ft, 42 m² FLOOR 3:
 284 sq. ft, 26 m²,
 TOTAL : 1,520 sq. ft, 140 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





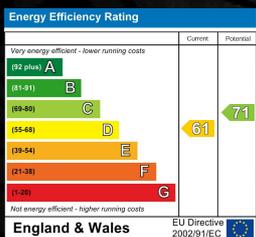
- Extended Semi Detached- 1500 sqft
- Four Bedrooms
- Living Room With Log Burner
- Utility & Guest WC
- South Facing Corner Plot

- A Stylish 1960's Family Home
- Two Bathrooms
- Kitchen Diner
- Playroom & Study
- Off Road Parking



BROOKFIELD ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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