



RUGBY ROAD, CUBBINGTON

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SALES & LETTINGS



complete 
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FOR SALE



A spacious 1970s detached family home, set back from Rugby Road on a generous corner plot on the outskirts of the popular village of Cubbington, to the north-east of Leamington Spa. Offering substantial and versatile accommodation, the home comprises an entrance hallway opening into a dining area, guest WC, a generous living room, kitchen diner, a spacious first-floor landing with a useful study area, five well-proportioned bedrooms, an en-suite and a family bathroom. Outside, the property enjoys gardens extending to three sides, a driveway providing ample off-road parking and an integral double garage. Ideally positioned for local primary schools and North Leamington School, while sitting on the fringe of beautiful Warwickshire countryside.

Property Details...

Entrance

A modern composite entrance door with frosted glazing and a matching uPVC double glazed frosted side window leads into the hallway, which has a fitted doormat and timber-effect laminate flooring. A carpeted staircase rises to the first floor with a useful storage cupboard beneath. There are doors to the living room, kitchen diner, guest WC and integral double garage. The hallway also opens into the dining area.

Guest WC

With timber-effect vinyl flooring, a small vanity hand wash basin with mixer tap, toilet, downlight and a uPVC double glazed window.

Dining Area

A useful open-plan dining area with downlights, a radiator and a uPVC double glazed box bay window to the front elevation.

Kitchen Breakfast Room

A spacious, square-shaped kitchen diner with tiled flooring and a fitted white gloss kitchen with square-edged worktops. There is a ceramic one-and-a-half bowl sink with mixer tap and drainer, space and plumbing for a dishwasher, space for an electric oven with extractor over and a wall-mounted Vaillant boiler.

Living Room

A good-sized living room with timber-effect laminate flooring, a feature wallpapered wall, downlights and a radiator. A large double glazed sliding patio door with matching side windows provides plenty of natural light and opens onto the garden.

Landing & Open Study Area

A carpeted landing with a particularly spacious area, ideal for use as a study or home-working space, with a timber Velux window and an open storage recess with shelving. There are doors to all five bedrooms and the family bathroom, together with an airing cupboard housing the hot water tank and shelving.

Bedroom One

A spacious main bedroom with a large uPVC double glazed window overlooking the rear garden, fitted sliding wardrobes and a radiator. Door to the en-suite.

En-Suite

Fitted with a glass-doored quadrant shower enclosure with mains-fed shower, a pedestal hand wash basin with chrome mixer tap, toilet, electric shaver point and chrome heated towel radiator. There is a uPVC double glazed window, downlights and tiled splashback areas.

Bedroom Two

A spacious bedroom with a large uPVC double glazed window overlooking the rear garden and a radiator.

Bedroom Three

A spacious bedroom with a large uPVC double glazed window overlooking the front elevation, laminate flooring and a radiator.

Bedroom Four

A well-proportioned bedroom with a large uPVC double glazed window overlooking the rear garden and a radiator.

Bedroom Five

A good-sized fifth bedroom with a uPVC double glazed window and a radiator.

Bathroom

The bathroom is fitted with a modern white suite comprising a P-shaped bath with shower screen, electric shower and taps, a pedestal hand wash basin with chrome mixer tap and a toilet. There is a radiator, uPVC double glazed window, tiled flooring and tiled splashback areas.



Rear Garden

A generous wraparound garden benefiting from the property's substantial corner plot. There is a large patio with steps leading down to an extensive lawn, enclosed by timber fencing. The garden continues around the side of the property into a further substantial lawned area, also enclosed by timber fencing, with gated access leading to the front.

Parking & Front

The property is set back from the road with a generous frontage incorporating a driveway providing off-road parking for approximately two to four vehicles. There are extensive lawned areas with a selection of small trees and gated access to the side garden. A canopy porch shelters the front entrance and has an exterior light.

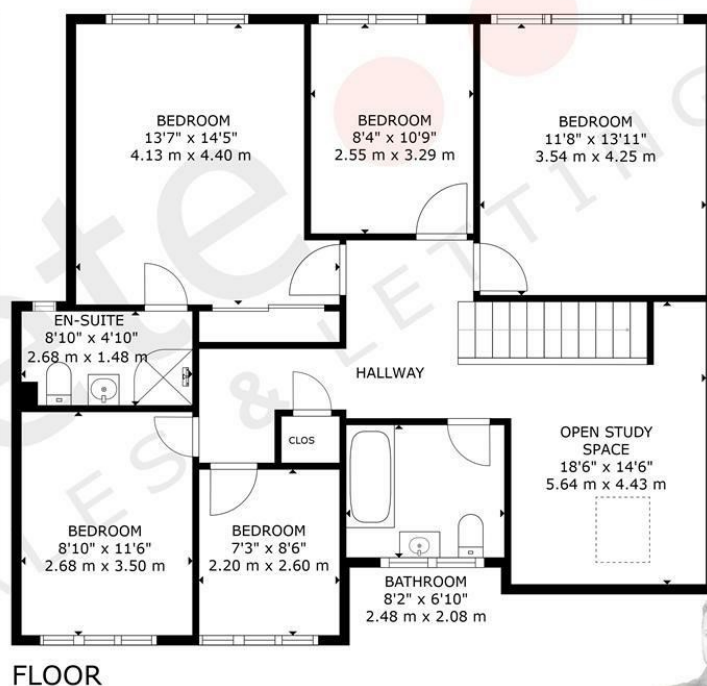
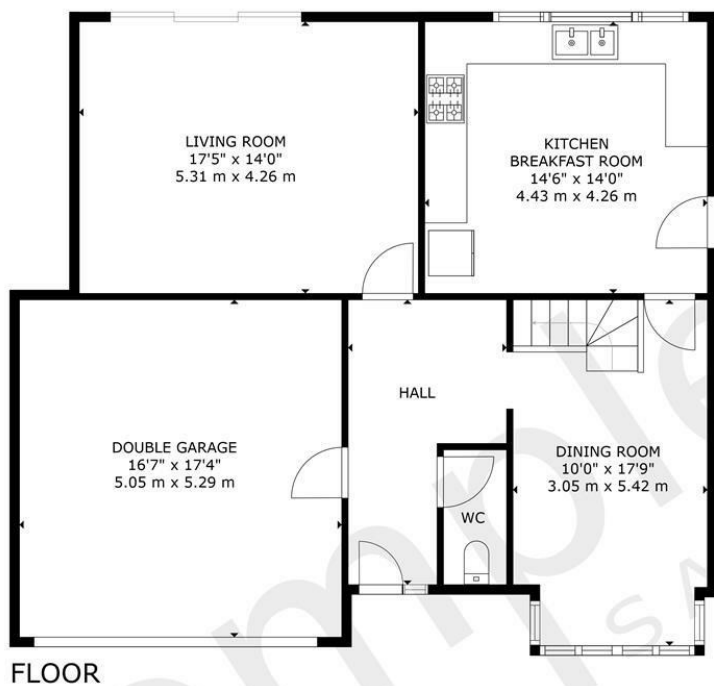
Double Garage

An integral double garage with direct access from the entrance hallway, providing excellent parking, storage or workshop space.

Location

Cubbington is a highly regarded and well-established village situated on the north-eastern edge of Royal Leamington Spa, offering an excellent balance of village life, countryside and convenient access to the town. The property occupies a particularly appealing position towards the outskirts of the village, with the surrounding Warwickshire countryside close at hand, providing a more rural feel while remaining within easy reach of everyday amenities. The village has a strong sense of community and offers a useful selection of local facilities, including shops, convenience stores, a Post Office, public houses, takeaways and other everyday amenities. Families are particularly well catered for, with Cubbington CofE Primary School and Our Lady & St Teresa's Catholic Primary School nearby, together with convenient access to the highly regarded North Leamington School. For those who enjoy the outdoors, Cubbington is surrounded by attractive Warwickshire countryside, with numerous footpaths, bridleways and rural walks accessible from the village. The nearby villages of Offchurch and Weston-under-Wetherley add to the area's semi-rural appeal, while Leamington Spa's parks, restaurants, cafés, independent shops and vibrant town centre are only a short drive away. Royal Leamington Spa is approximately 2.5 miles away and provides an extensive range of shopping, leisure and recreational facilities, together with beautiful green spaces including Jephson Gardens, Newbold Comyn and the surrounding countryside. The area is also well placed for access to Warwick, Coventry and the wider





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GROSS INTERNAL AREA
FLOOR 1: 762 sq. ft, 70 m², FLOOR 2: 1,004 sq. ft, 93 m²
TOTAL: 1,766 sq. ft, 164 m²
EXCLUDED AREA: GARAGE: 287 sq. ft, 26 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert



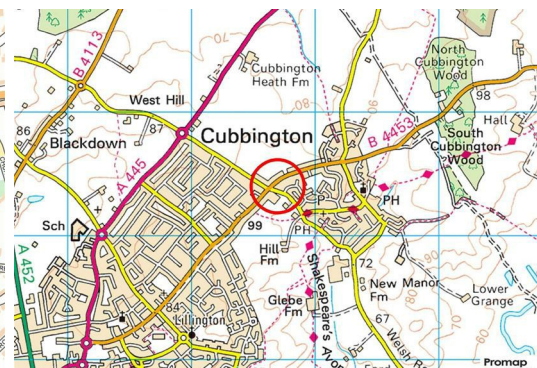
Midlands road network. For commuters, Leamington Spa railway station is approximately 4 miles away and provides direct rail services to London Marylebone, Birmingham and other major destinations. Coventry railway station is also accessible and provides frequent direct services to London Euston. Excellent road links make Cubbington particularly convenient for Leamington Spa, Warwick, Coventry and surrounding employment centres, making this an excellent location for families and commuters seeking village living without sacrificing connectivity.

FOR SALE



- A 1970's detached
- Five Bedrooms
- Two Bathrooms
- Open Hall/Dining Room
- Double Garage & Parking

- Over 2000 sqft Building
- Open 1st Floor Study Area
- Living Room & Guest WC
- Kitchen Breakfast
- Large Corner Plot



RUGBY ROAD, LEAMINGTON SPA

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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