JULIE PHILPOT
RESIDENTIAL







24 Stoneleigh Close | Stoneleigh | CV8 3DE

£795,000

An individual and exclusive detached home set within this popular and pretty village providing easy access to Leamington Spa, Kenilworth, Warwick and Coventry. This unique and immaculate home must be viewed to be fully appreciated with spacious and versatile living full of style and modern appeal. There are three first floor double bedrooms, all with luxury en-suites, whilst on the ground floor is a fabulous open plan kitchen/diner with steps leading to the lounge area. In addition is a useful utility room and a further sitting room which can also be a ground floor double guest bedroom with en-suite. Outside is a very attractive and sunny south facing garden with a high degree of privacy, a swimming pool, driveway parking and double garage.

- Unique Detached Home in Village Location
- Luxury Living With Swimming Pool
- Four Bedrooms and Four En-Suites
- Double Garage & Driveway Parking





SELLER'S COMMENTS

We have been fortunate to call Stoneleigh home for many happy years, and it really is a lovely village in which to live. There is a wonderful sense of community, whether enjoying a drink and catching up with friends at the village club, open to members and non-members, joining in the activities and events at the Village Hall, or taking a peaceful walk through the beautiful Church Meadows beside the River Sowe.

Our home has been a real haven for us and our family, filled with happy memories. One of its greatest pleasures has been the fully heated swimming pool, which has provided endless hours of fun, relaxation and time together.

Best of all, the pool is remarkably easy to maintain and, thanks to the house's solar power, has been inexpensive for us to run. It offers all the enjoyment of having your own swimming pool without the upkeep or running costs you might expect.

We hope the next owners enjoy this home, the pool and village life every bit as much as we have.

DOOR TO:

ENTRANCE HALL

With ceiling downlighters, underfloor heating and oak door to:

SUPERB KITCHEN

21' 7" x 22' 4" (6.58m x 6.81m)

Having a large range of light grey cupboard and drawer units with extensive contrasting marble worksurfaces, plinth lighting and central island unit extending to form a breakfast bar. Undermount sink unit with mixer tap over, integrated appliances to include the dishwasher, two wall mounted Neff ovens, microwave oven plus warming oven, tall fridge/freezer, wine fridge and five burner gas hob having extractor hood over. To the side is a further partially separated dining area/snug with built in storage.

LOUNGE

11' 8" x 17' 3" (3.56m x 5.26m)

A couple of oak steps leads down from the kitchen to this lovely lounge area having direct garden and patio access through the bi-fold doors.

CLOAKROOM
With w.c and wash hand basin.

UTILITY ROOM
Having inset sink unit, space and plumbing for washing machine, space for tumble dryer and complementary worksurfaces over. Wall mounted boiler. Side entrance door.

GUEST ROOM/BEDROOM FOUR/SITTING ROOM
11' 7" x 9' 5" (3.53m x 2.87m)
With underfloor heating built in storage cupboard and door to:

EN-SUITE SHOWER ROOM
With corner shower enclosure having glazed shower screen, vanity wash basin and w.c. Complementary wall and floor tiling and extractor fan.

FIRST FLOOR GALLERIED LANDING
With ceiling downlighters and Velux windows.

KING SIZE MASTER BEDROOM
13' 7" x 15' 5" (4.14m x 4.7m)
A large master bedroom having a walk-in wardrobe and further built in wardrobes. Radiator and door to:

EN-SUITE BATHROOM
Having a panelled bath, large shower enclosure, w.c and vanity wash basin. Complementary wall and floor tiling, shaver point and extractor fan.

DOUBLE BEDROOM TWO
11' 7" x 9' 5" (3.53m x 2.87m)
A large double bedroom with radiator, access to roof storage space and door to:

EN-SUITE SHOWER ROOM
Having a large shower enclosure, vanity wash basin and w.c. Heated towel rail, full height and floor tiling.

DOUBLE BEDROOM THREE
11' 8" x 13' 8" (3.56m x 4.17m)
Having a couple of steps down from the landing, French double door and Juliet balcony enjoying very pleasant views. Radiator and door to:

EN-SUITE SHOWER ROOM
With a large shower enclosure, vanity wash basin and w.c. Heated towel rail and complementary wall and floor tiling.











OUTSIDE

GARDEN

A further special feature and benefit to the property having a large patio and terrace area which is perfect for outdoor dining and entertaining, with Mediterranean style borders an area of lawn and the pool with mature laurel hedging and timber fencing to the sides. A side pedestrian gate leads to the second driveway. Storage area can be accessed from the terrace.

DOUBLE GARAGE

With a remote controlled up and over door. Power, lighting and under eaves storage.

ADDITIONAL DRIVEWAY

Providing parking for a further two vehicles.

SOLAR PANELS

Having solar panels owned by the property which work on daylight with a heating hot water divert option, offering an economical heating and hot water costs.













Tenure

Freehold

Council Tax Band

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Viewing Arrangements

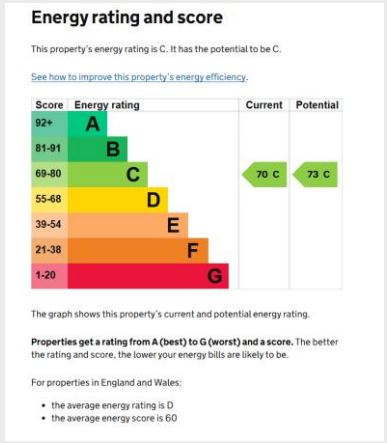
Strictly by appointment

Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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

