



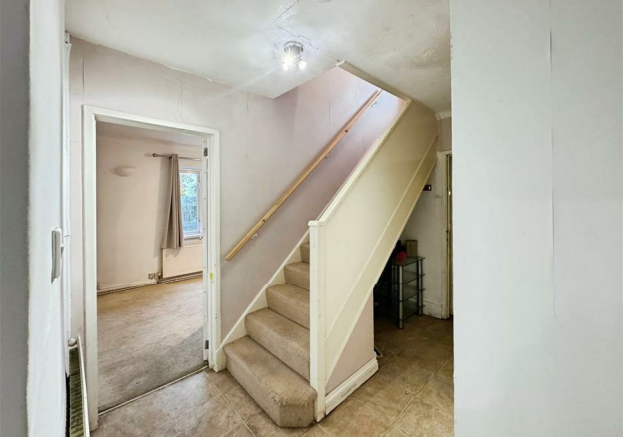




RUGBY ROAD, CUBBINGTON

complete
SALES & LETTINGS













Set on the outskirts of Cubbington village, this extended semi-detached home is believed to date from 1947 and to have served as the original village police station. The property offers plenty of space and scope for modernisation, with a kitchen diner, a family room, a living room and a ground-floor study that could serve as a fourth bedroom. Upstairs are three bedrooms and a family bathroom. Outside, there is a large rear garden and a block-paved driveway with parking for four cars. Offered with no onward chain.

Property Details...

Entrance Hall
A modern uPVC double-glazed door with matching side windows opens into the entrance hall. Currently used for storage, it houses the gas boiler and leads through to the inner hallway.

Inner Hallway
Painted doors lead to the ground-floor rooms. A carpeted staircase rises to the first floor, with open storage beneath. There is also a pantry.

Kitchen Diner
Fitted with oak units and dark worktops, the kitchen has a circular sink with a drainer and mixer tap, space and plumbing for a dishwasher and washing machine, and space for a large gas cooker with a stainless steel splashback and extractor above. There are part-tiled walls and laminate flooring. A uPVC double-glazed window faces the front, and there is a separate uPVC double-glazed door. A large window overlooks the rear garden, with a glazed door providing direct access.

Study / Bedroom Four
A versatile ground-floor room with fitted carpet, open wardrobe storage and a uPVC double-glazed window to the front.

Family Room
With a uPVC double-glazed window, a radiator and an archway opening into the living room.

Living Room
uPVC double-glazed French doors with matching side windows open onto the rear garden. The room also has a radiator, coving and wall lights.

Landing
The carpeted landing has a uPVC double-glazed window, a storage cupboard and doors to the three bedrooms and bathroom.

Bedroom One
With a feature panelled wall, a fitted double wardrobe, laminate flooring, a radiator and two uPVC double-glazed windows.

Bedroom Two
With exposed varnished floorboards, a wardrobe, a radiator and a uPVC double-glazed window.

Bedroom Three
With exposed varnished floorboards, a radiator and a uPVC double-glazed window.

Bathroom
Fitted with a bath with an electric shower over, a washbasin with a mixer tap and vanity storage, and a WC. There is also a chrome towel radiator, part-tiled walls, an extractor fan and a uPVC double-glazed window.

Rear Garden
A generous rear garden with a large block-paved patio and a good-sized lawn. Mature



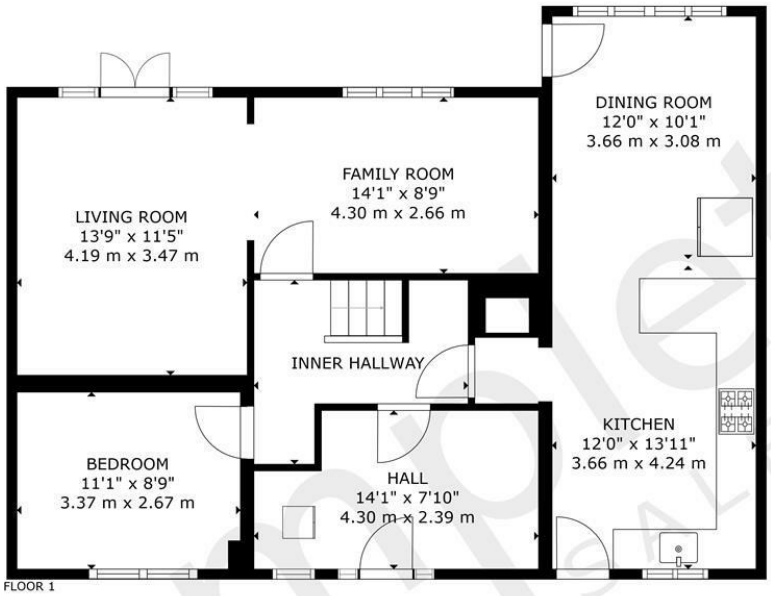
planting and a small tree add interest towards the rear, with fencing along the boundaries.

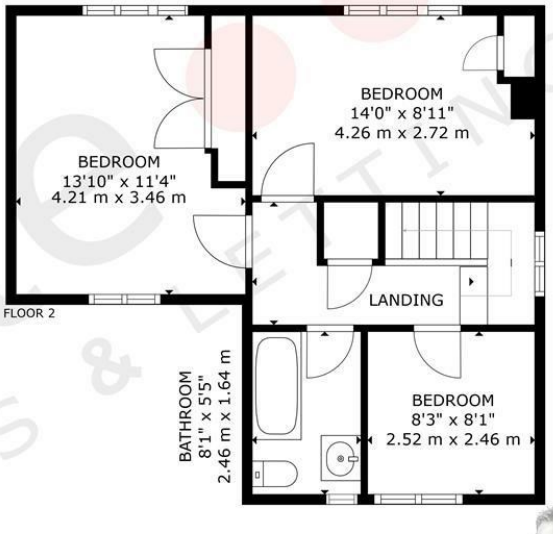
Front & Driveway
A block-paved driveway provides off-road parking for four cars. The front garden is laid to lawn and bordered by low brick walls.

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 Midlands road network. For commuters, Leamington Spa railway station is approximately 4 miles











GROSS INTERNAL AREA
FLOOR 1: 894 sq. ft, 83 m², FLOOR 2: 493 sq. ft, 45 m²
TOTAL: 1,387 sq. ft, 128 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



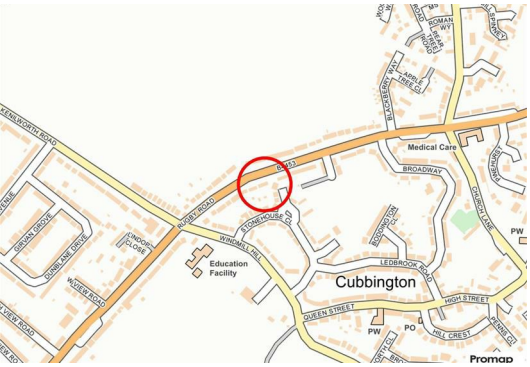


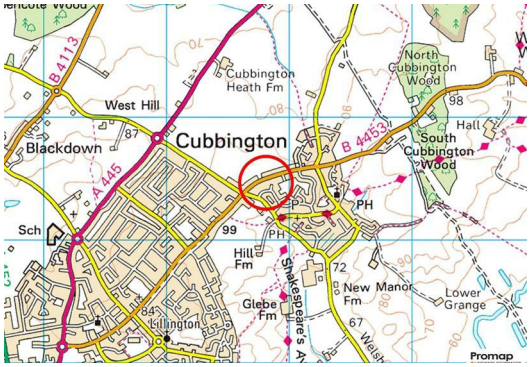
away and provides direct rail services to London Marylebone, Birmingham and other major destinations. Coventry railway station is also accessible and provides frequent direct services to London Euston. Excellent road links make Cubbington particularly convenient for Leamington Spa, Warwick, Coventry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





- Extended Semi detached
- Three/Four Bedrooms
- Three Reception Rooms
- Parking- 4-5 Cars
- Popular Cubbington Village
- Built Around 1947- Old Police Station
- In Need Of Modernisation
- Dining Kitchen
- Large Rear Garden
- No Chain

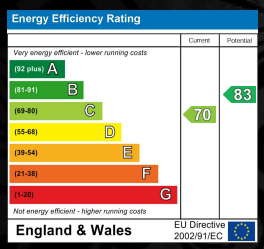






RUGBY ROAD, LEAMINGTON SPA

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



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