



WINDMILL HILL, CUBBINGTON

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SALES & LETTINGS





Bungalow Farm is a distinctive and much-loved detached family residence, first brought to market in 44 years, having served as a cherished home to the current owners since the late 1970s. Originally constructed in the 1930s, the property has been significantly extended and thoughtfully developed over the decades to create an expansive and versatile family home, set within a generous plot on the elevated rural fringes of the ever-popular village of Cubbington, to the north-west of Royal Leamington Spa.

The accommodation is impressive and well-planned, comprising a striking grand reception hall, a vast dual-aspect living room, a formal dining room, a breakfast kitchen, a utility room and a guest WC. Additionally, the ground floor offers a versatile double bedroom/further reception room complete with en-suite - ideal for guests or multigenerational living.

Upstairs are five further double bedrooms, each with access to its own bath or shower room, providing the ultimate in comfort and practicality for growing families or those who love to entertain.

Externally, the property enjoys a beautifully landscaped and extensive south-west facing garden backing onto open farmland, offering unspoilt countryside views. A sweeping in-and-out driveway provides ample off-street parking for numerous vehicles and leads to a detached double garage with an electric roller door. The home also benefits from full external insulation and a modern rendered finish, enhancing both its efficiency and kerb appeal.

It's in the details...

Grand Hallway

A huge grand reception hall with super high ceilings with two Velux windows, oak flooring, a feature timber staircase leads to the first floor. Doors through to the ground floor bedroom suite, living room, dining room and breakfast kitchen.

Lounge

A superb large living room, with a feature brick chimney breast with woodburning stove, uPVC double glazed patio doors to the garden with matching side windows and modern fitted shutters. There are two uPVC double glazed windows and oak flooring.

Dining Room

Timber effect laminate flooring, rail, panelling effect to ceiling, uPVC double glazed French doors and side windows to a patio area, double doors through the living room, door to the kitchen.

Breakfast Kitchen

Luxury flooring, a granite with a central Island which has a breakfast bar, bin storage and plenty of further storage. There is a large Aga, twin Belfast sink with mixer tap and space for a dishwasher. It has half-height panelled walls, a radiator and two uPVC double glazed windows to the front and one to the side. Open doorway through to side passage.

Side Passage

Timber split stable door, continuation of the luxury vinyl flooring, radiator, door through to the utility and the guest WC.

Utility

With a continuation of luxury flooring into a very good-sized utility, with white worktops and cupboards, a single stainless steel sink, space and plumbing for a washing machine, and space for a dryer. Strip lighting and a timber double glazed window.

Guest WC

Continuation of the luxury vinyl tile flooring, a pedestal hand wash basin, a toilet, a radiator, timber double glazed window and the Baxi gas boiler.

Ground Floor Bedroom 6/Reception

Timber effect laminate flooring, a uPVC double glazed window with modern fitted shutters and uPVC double glazed French doors to the garden with modern fitted shutters. There is a picture rail, coving, dado rail and a radiator. Door to the en-suite.

En-Suite

Fitted with a tiled shower enclosure, bi-folding glass shower screen and a mains thermostatic shower. There is a pedestal hand wash basin, toilet, electric shaver/light point, a radiator and extractor and tiled walls.

Landing

A carpeted landing with a gallery view down to the hallway. Half-height panelled wall, featuring a sloped ceiling with two large Velux windows. Airing cupboard with a large hot water tank. Doors to 5 bedrooms and the family bathroom.

Bedroom, one

A huge main bedroom with fitted wardrobes and other fitted bedroom furniture. There's a large radiator and two uPVC double glazed windows, beautiful farm field views. Door to the en-suite.

En-Suite

Fully tiled en-suite with a white bath with a main thermostatic shower over. A pedestal hand wash basin, chrome tap, a toilet, and a chrome towel radiator. UPVC double glazed window.

Bedroom Two

Double bedroom with feature timber wall, a radiator, fitted double wardrobe and uPVC double glazed window with farm field views. Door to the en-suite.

En-Suite

With a shower enclosure with a bi-fold shower screen and a mains thermostatic shower. A pedestal hand wash basin, a toilet, a chrome towel radiator and a shaver light point.

Bedroom Three

A double bed with a feature painted timber wall, fitted bedroom furniture with a fixed dressing table. A large radiator and a uPVC double glazed window to the front elevation. Door to the en-suite.

En-Suite

With a white suite comprising: pedestal hand wash basin, a toilet, a bath with a mains thermostatic shower over and timber panelling. The space is fully tiled and has a radiator, downlights and an electric light/shaver point.

Bedroom Four

A double room with eaves storage, a radiator, a uPVC double glazed window to the side and an arch through to the en-suite.

En-Suite Bathroom

Fitted with a cream suite which includes a bath, toilet, pedestal hand wash basin, complementary tiling, electric shaver point, a radiator and a uPVC double glazed window.



Bedroom Five

A double bedroom with a radiator, two double fitted wardrobes and two uPVC windows.

Bathroom

Fitted white suite which includes a pedestal hand wash basin & chrome tap, a toilet, a double-ended bath with a mixer tap & mains thermostatic shower, timber panelling. Half timber panelled walls and tiling. Electric shaver point, down-lighting, luxury vinyl tile flooring and a uPVC double glazed window.

Garden

The property has a wraparound garden which is predominantly south-west facing. There is a large block paved patio that envelopes the house, which has brick retaining walls and beyond that is a large lawn, with planting, central bedding areas, small trees and surrounded by a perimeter brick walling and hedgerow. There is a gate with a brick archway that leads to the parking and the front. To the side of the property is a large terrace and gated access to the front.

Front & Parking

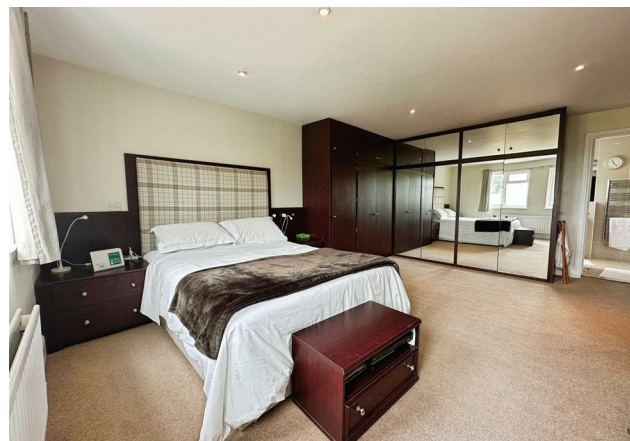
Property has a sweeping in and out drive, rendered brick pillars, there is a large front lawn with retained brick walling, parking for many vehicles and there's a gravel area with further parking. Step leads up to the porch, which has a terrace for enjoying the sun.

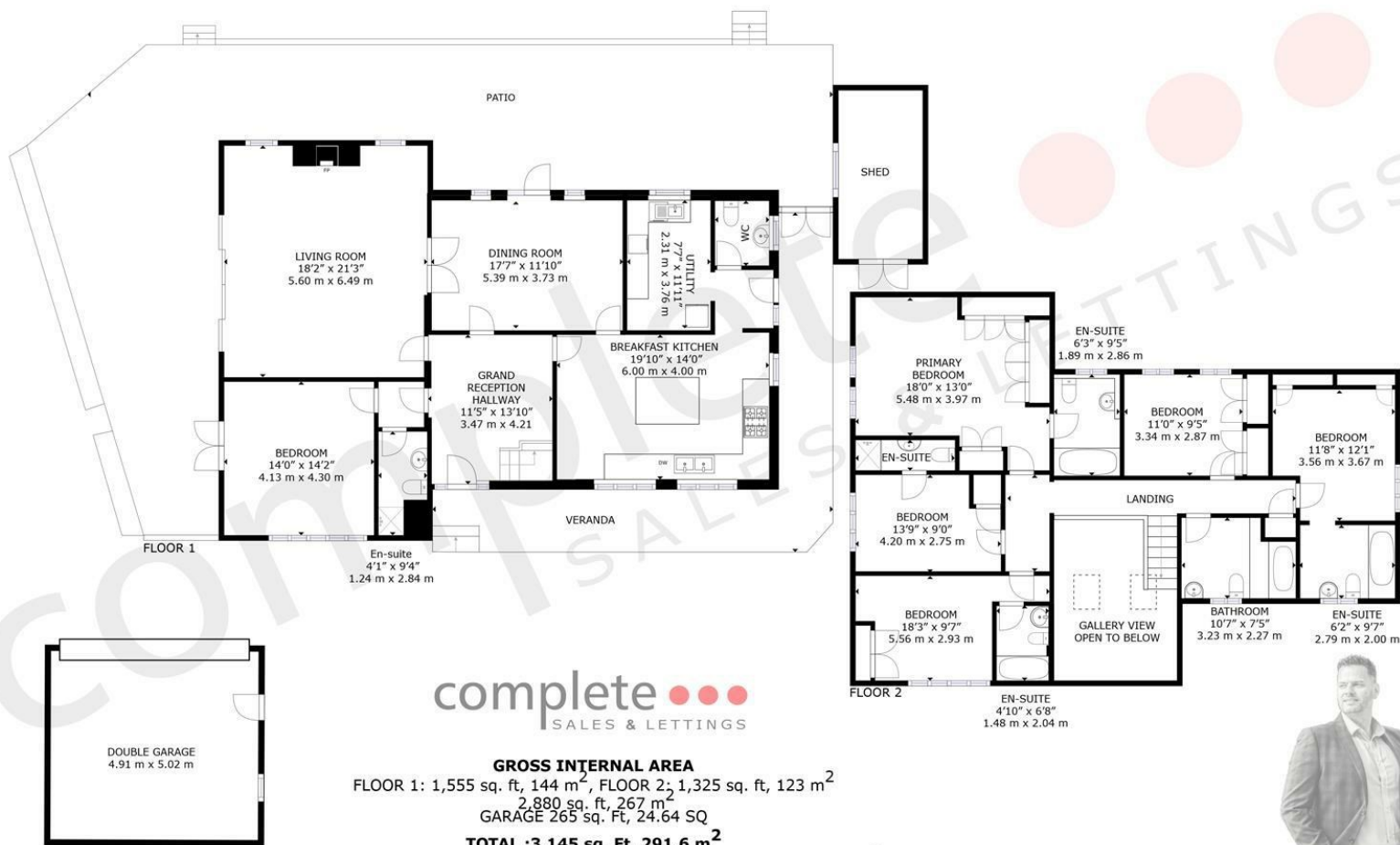
Double Garage

A brick-built double garage with a tiled roof, an electric roller double door and there is power and lighting. There is a window and a timber pedestrian door.

Location

Set on a raised position, backing onto farmers' fields in the charming Cubbington Village, just a short distance from the vibrant town of Leamington Spa, this beautiful detached 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, 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: 1,555 sq. ft, 144 m², FLOOR 2: 1,325 sq. ft, 123 m²
 2,880 sq. ft, 267 m²
 GARAGE 265 sq. Ft, 24.64 SQ
TOTAL :3,145 sq. Ft, 291.6 m²
 EXCLUDED AREA: PATIO 1,159 sq. ft, 108 m², VERANDA: 315 sq. ft, 29 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

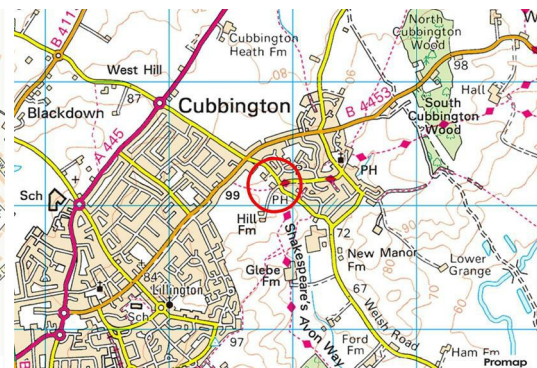
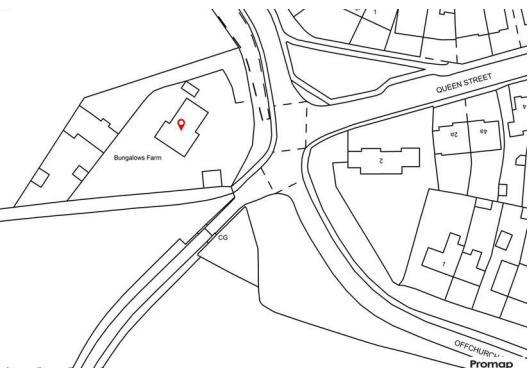
The Leamington Property Expert





- An Extended 1930's Detached
- Full External Insulation
- 2 Large Receptions
- Utility & Guest WC
- Double Garage

- 6 Bedrooms & 6 Bathrooms
- Grand Reception Hall
- Breakfast Kitchen With Aga
- Sweeping In-and-Out Drive
- Large Garden & Country Views



WINDMILL HILL, 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	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
70	74
England & Wales	
EU Directive 2002/91/EC	

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