



Woodcote Drive, Leek Wootton, CV35 7QA

Offers Over £735,000

- Extremely Spacious Five Bedroom 1950s Semi Detached House
- Feature Annexe & Garden Room
- Lounge With Dual Fuel Working Fireplace
- Quiet sought after Village Location and Walking Distance to Local Primary School
- South Facing Gardens to Rear Backing-on to Open Fields
- EPC Rating - C
- Fitted Kitchen with Breakfast Island
- Utility
- Large Driveway with EV Charger and room for multiple vehicles
- Warwickshire County Council Band - E

Woodcote Drive, Leek Wootton, CV35 7QA

A highly desirable five-bedroom semi-detached family home approached over a feature driveway and set within the grounds of Police Headquarters, occupying a private location at the West end of a no-through road, in the desirable village of Leek Wootton. Home to All Saints Church and C of E Primary Academy with an Ofsted Rating 'Good'. With stunning views over the Warwickshire countryside, an impressive South facing rear garden ideal for entertaining, and sitting in a plot of over a quarter of an acre with the benefit of the nearby local 'Tinker Tank' footpath taking you onto the grounds of The Warwickshire Golf and Country Club and beyond.

This well maintained, gas centrally heated and double-glazed home comprises feature approach, reception hallway, lounge with a dual fuel feature fireplace, large garden room with an insulated roof, quality fitted kitchen with integrated appliances, utility, annexe with separate lounge, double bedroom and en-suite. Upstairs, the first-floor landing has access to an exceptionally large roof space with conversion potential, sitting under a recently refurbished roof, a master bedroom with two further double bedrooms and a smaller single bedroom, accompanied by a large family bathroom and separate WC.



Council Tax Band: E



Approach

Over a tarmacadam and block-paved edged driveway with space for several vehicles with EV charger point to a Georgian-style entrance, with hardwood panelled front door into the

Reception Hall

With timber flooring, radiator, two wall lights, dado rail and stairs rising to the first floor and doors off to

Lounge

With a dual glazed window to front, feature dual fuel fire with black marble hearth and an oak mantel, t.v. point, two radiators, and a sliding patio door to

Garden Room

Extending to the rear is a fantastic added space with an insulated roof and full double glazing throughout, with LED downlighters and skylights. An electric radiator and space for a large dining table and chairs. Individually designed and fitted one and a half French doors onto the inner hallway with further French doors to the rear Garden and an internal doors with glass insets to

Fitted Kitchen

A great family space with enough room for a comfortable sofa or dining table, as well as being comprehensively fitted with a range of matching light Oak fronted base shaker style units with granite straight edged work surfaces, integrated appliances to include a Neff mid-level double fan assisted oven and grill, Hotpoint dishwasher, fridge/freezer. Granite tiling to splashbacks, dual vertical radiators, wine fridge, stainless steel sink inset with mixer tap, double-glazed window to side, TV wall point and a large kitchen island with a six-burner gas hob with illuminated extractor, undercounter integrated fridge and freezer, two bar stools, with doors off to

Utility

A great space for further storage with an array of shelving. Also housing the wall-hung Worcester Bosch boiler and providing space for a washing machine and dryer, free-standing wash hand stainless steel basin, electric hob and undercounter integrated fridge with a stip-light to the ceiling.

Inner Hallway

With two bespoke hallway coat stands with shoe storage bench, opaque glazed side doors, this inner hallway connects to the

Annex

Extending to the rear is a superb one-bedroom annexe with an en-suite shower room and own lounge space that can provide independent, self-contained living for extended families or guests. It has engineered Oak wood flooring, a radiator, dual-glazed side windows with a large storage space housing the Worcester Bosch boiler with shelving and hanging rails. The lounge has its own sliding patio doors with its own patio overlooking the rear garden. The ensuite has full-height ceramic tiling, a low-level WC and a pedestal wash hand basin with chrome mixer tap. Splashback panelling to the walk-in shower that is mains-fed and has a skylight.

Downstairs WC

With half-height ceramic tiling, a cabinet wash hand basin with a chrome mixer tap with illuminated mirror above, low-level WC, chrome towel radiator, extractor and housing the fuseboard.

First Floor Landing

With access to an extensive, insulated and boarded loft space with skylights and lights, a radiator, LED downlighters, door to the airing cupboard with slatted shelving.

Double Bedroom One

With a Dual Glazed window to the fore, highlighting the beautiful surrounding views, with St. Mary's Church in Warwick providing a stunning focal point in the distance. Useful floor to ceiling sliding mirrored wardrobes to one wall, with an extensive array of shelving and hanging rails, radiator and central ceiling light.

Double Bedroom Two

Dual Glazed Window overlooking the rear elevation with a radiator set below, space for a large wardrobe and a chest of drawers.

Double Bedroom Three

Benefitting from dual aspect, Dual Glazed windows, radiator and a useful full height storage cupboard with hanging rail.

Single Bedroom Four

Large Single with radiator, Dual Glazed window overlooking front elevation and full height storage cupboard with hanging rail.

Family Bathroom

P-shaped panelled bath with mains-fed shower over with chrome fittings and attachments with curved glass shower screen, ceramic tiling to full height, radiator, Dual Glazed opaque window to the front with extractor fan. LED downlighters, and a pedestal wash hand basin with illuminated mirror.

Separate WC

Low-level WC with ceramic full height tiling, LED downlighters, Dual Glazed opaque window to front elevation and wall-hung (vanity) medicine cabinet.

Rear Garden

Being a particularly lovely feature of the property with a super south facing rear aspect and backing onto open fields. Being mainly laid to lawn with mature bedding and hedges. There are additional vegetable plots to the top of the garden with two timber sheds for storage and a new greenhouse, adjacent to open countryside. Leading from the Garden room is a Full-width patio area allowing great space for entertaining with lighting, timber side access gate, outdoor socket and tap.

Front

To the front of the property is a good-sized lawn front garden, with tarmacadam and block-edged driveway with parking for several vehicles, outside water tap and socket with separate EV charger. On the opposite side of the driveway is further space for storage or parking.

Tenure

The property is freehold

Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

21 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Fixtures and Fittings

All fittings and fixtures as mentioned in our sales particulars are included; all others are expressly excluded.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 116.4 sq. metres



First Floor
Approx. 59.4 sq. metres

