







RUGBY ROAD, CUBBINGTON

complete
SALES & LETTINGS













An extended semi-detached family home, set back from Rugby Road on the outskirts of Cubbington village. Believed to date back to 1947 and to have formed part of the former police station, this spacious property offers a generous reception hall, a ground-floor shower room, a sitting room, a large lounge diner and a breakfast kitchen. Upstairs are four bedrooms and a stylish shower room. A substantial detached office/studio, measuring approximately 7.12m x 6.34m, provides valuable additional space. Outside, there is a block-paved driveway with parking for three to four cars, Solar panels, a generous front lawn and an enclosed rear garden. The village offers two primary schools and a range of local shops.

Property Details...

Entrance
A uPVC double-glazed entrance door with matching side windows opens into a spacious reception hall with luxury vinyl tile flooring. Storage includes a double-door cloak cupboard and two further cupboards, one housing the gas boiler. There is a tall radiator and a staircase with a glass balustrade leading to the first floor. Doors open to the living room, sitting room, breakfast kitchen and ground-floor shower room, while a glazed uPVC door provides access to the side garden.

Ground Floor Shower Room
A stylish shower room with fully tiled walls and a continuation of the luxury vinyl tile flooring. Fitted with a vanity unit incorporating a washbasin and mixer tap, a WC, a chrome heated towel rail and a glazed shower enclosure with a mains-fed rainfall shower and handheld attachment. There is also a uPVC double-glazed window and an extractor fan.

Living Room
A spacious lounge diner with luxury vinyl tile flooring and uPVC double-glazed French doors, flanked by matching side windows, opening onto the garden. A further uPVC double-glazed window brings in additional natural light. There are two radiators, recessed downlights and central ceiling light points.

Sitting Room
A versatile additional reception room with luxury vinyl tile flooring, recessed downlights, a radiator and a uPVC double-glazed window.

Breakfast Kitchen
Fitted with contemporary grey gloss units and timber-effect worktops incorporating a large black sink with a mixer tap and drainer. Appliances include two electric ovens and a five-ring gas hob with a black extractor hood above. There is space and plumbing for a dishwasher, along with space for a tumble dryer. Luxury vinyl tile flooring, two uPVC double-glazed windows and ceiling spotlights complete the room.

Landing
A generous landing with luxury vinyl tile flooring, a glass and timber balustrade, two uPVC double-glazed windows and a radiator. Doors lead to all four bedrooms and the shower room.

Bedroom One
A spacious bedroom with uPVC double-glazed windows to the front and rear, luxury vinyl tile flooring and a radiator.

Bedroom Two
A double bedroom with a uPVC double-glazed window overlooking the rear, luxury vinyl tile flooring and a radiator.

Bedroom Three
A double bedroom with a uPVC double-glazed window overlooking the rear, luxury vinyl tile flooring and a radiator.

Bedroom Four
A single bedroom with a uPVC double-glazed window to the front, luxury vinyl tile flooring and a radiator.

Shower Room
A stylish shower room with fully tiled walls and a large walk-in shower enclosure featuring a fixed glass screen, a mains-fed rainfall shower and a handheld attachment. Further fittings include a pedestal washbasin with a chrome mixer tap, a WC and a chrome heated towel rail. There is luxury vinyl tile flooring, an extractor fan and a uPVC double-glazed window.

Studio/Office
Measuring approximately 7.12m x 6.34m, this substantial detached brick-built building offers versatile space for a home office or studio. It features three uPVC double-glazed windows, ceiling spotlights and a loft hatch providing access to the eaves space. A separate small room offers potential for use as a utility room, subject to any necessary alterations.



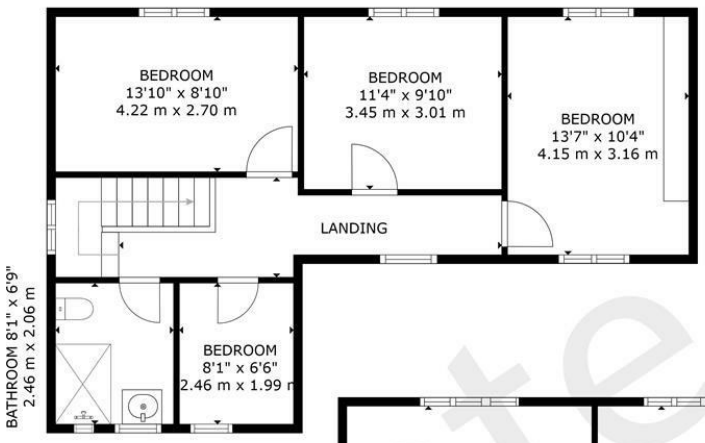
Front & Parking
A generous block-paved driveway provides parking for three to four cars, alongside a substantial lawned front garden with a low brick boundary wall.

Rear Garden
The enclosed rear garden features a generous block-paved patio extending around the side of the property, a triangular lawn and a laurel shrub, with fencing to the boundaries.

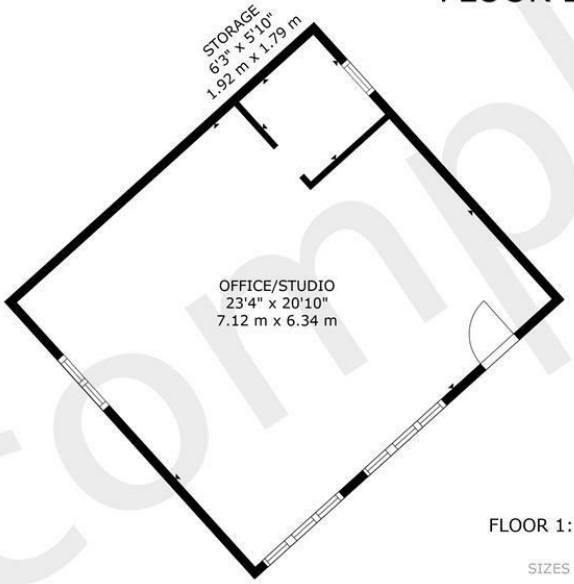
Location
Cubbington is a highly regarded and well-established village situated on the north-eastern edge of Royal Leamington Spa, offering an excellent balance of village life, countryside and convenient access to the town. The property occupies a particularly appealing position towards the outskirts 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 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.







FLOOR 2





FLOOR 1

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GROSS INTERNAL AREA
FLOOR 1: 1,353 sq. ft, 125 m², FLOOR 2: 624 sq. ft, 58 m²
TOTAL: 1,977 sq. ft, 183 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert





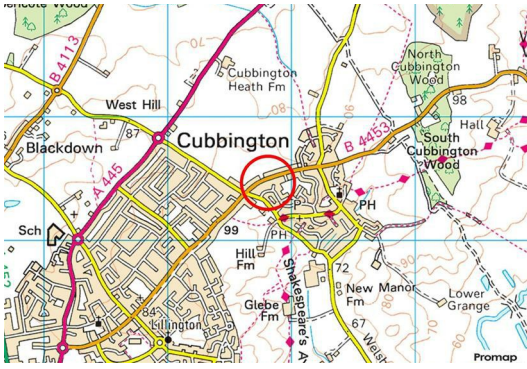




- An Extended Semi Detached
- Three Reception Rooms
- Ground Floor Shower Room
- Large Corner Plot
- Off Road Parking For 4 Cars
- Four Bedrooms
- Large Kitchen
- Contemporary Styling
- Office/Studio 7.12m x 6.34m
- Outskirts Cubbington Village

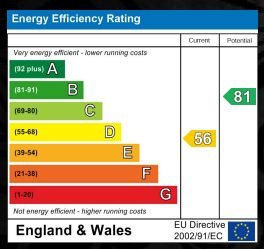






RUGBY ROAD, LEAMINGTON SPA

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



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