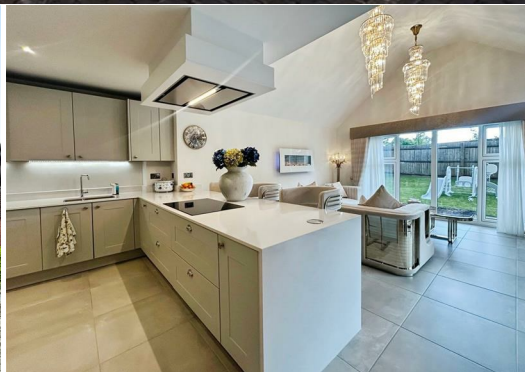
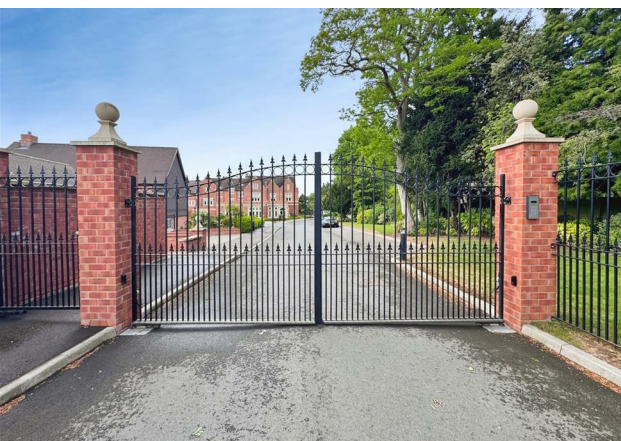




JEPHSON COURT, STONELEIGH ROAD

complete ● ● ●
SALES & LETTINGS





This exceptional four-bedroom detached residence, crafted by the renowned Spitfire Homes, is set within an exclusive gated development surrounded by approximately 7.5 acres of beautifully maintained landscaped gardens and mature grounds, offering an outstanding blend of luxury, privacy, and prestige. Number 2 Jephson Court is one of only two detached properties within this exclusive development, thoughtfully arranged around an attractive central courtyard. Each home within the development benefits from Spitfire Homes' renowned signature specification, combining high-quality finishes with contemporary design and luxury living. In brief, the property comprises; entrance hall, study, guest WC, formal lounge, and an open-plan kitchen diner. To the first floor, the principal bedroom benefits from an en-suite shower room and separate dressing area with fitted wardrobes. There are three further bedrooms, with bedroom two also featuring an en-suite, together with a family bathroom. To the rear, the property benefits from a patio seating area and enclosed fenced garden, ideal for outdoor entertaining and family use. To the front, there is parking for three vehicles together with a double garage and visitor parking.

Entrance Hall

A stunning and spacious entrance hall featuring large ceramic floor tiles, contemporary spotlighting and underfloor heating. Doors lead to the study, lounge, guest cloakroom and impressive open-plan kitchen, dining and family living area. A useful storage cupboard adds practicality.

Study

A beautifully appointed, fully carpeted study featuring a double-glazed window overlooking the front aspect. This elegant workspace is complemented by bespoke fitted furniture, including a custom-designed desk and integrated cabinetry, all available for purchase by separate negotiation.

Guest Cloakroom

Elegantly finished with continuation ceramic tiling, this refined guest cloakroom features a low-level flush WC, a contemporary ceramic wash hand basin with mixer tap, and a stylish vanity unit. A double-glazed obscured window to the front aspect provides natural light while maintaining privacy.

Open Plan Kitchen/Lounge/Dining Area

Undoubtedly the centrepiece of this exceptional home, the stunning open-plan kitchen, lounge and dining space has been thoughtfully designed for both luxurious everyday living and stylish entertaining. Beautiful ceramic tiled flooring with underfloor heating flows throughout, enhancing the sense of elegance and comfort.

The contemporary yet timeless bespoke kitchen is appointed with an extensive range of base and wall-mounted cabinetry and drawers, complemented by premium quartz work surfaces and sophisticated under-counter lighting. High-specification integrated appliances include a dishwasher, fridge and freezer, NEFF oven and microwave, alongside a striking five-ring induction hob with ceiling-mounted extractor and feature lighting above. A double sink with mixer tap and dedicated space for a wine fridge further elevate the practicality and refinement of the space. A substantial breakfast bar provides the perfect setting for informal dining and relaxed mornings.

To one side of the room, there is ample space for an impressive dining table, enhanced by a double-glazed window to the front aspect. At the opposite end, a beautifully light-filled lounge area enjoys expansive double-glazed windows overlooking the landscaped rear garden, together with elegant bi-folding doors opening onto the rear patio, seamlessly blending indoor and outdoor living.

Utility

Finished with continuation ceramic tiled flooring, the well-appointed utility room complements the kitchen perfectly with a matching range of fitted cabinetry and quartz work surfaces. A stainless steel sink and drainer with mixer tap is accompanied by space and plumbing for both a washing machine and tumble dryer. Further features include recessed ceiling spotlights and discreet housing for the boiler, creating a practical yet stylish ancillary space.

Formal Lounge

The formal lounge is elegantly appointed with sumptuous luxury carpeting and contemporary wall panelling, creating a refined and sophisticated atmosphere. Two ceiling light points provide ambient illumination, while French doors open seamlessly onto the rear patio, inviting natural light and effortless indoor-outdoor living.

Stairs & Landing

A beautifully crafted staircase with solid oak balustrading rises to the first floor, complemented by plush fitted carpeting and a double-glazed window to the rear elevation, allowing natural light to flood the stairwell. The spacious landing features contemporary spotlighting, a wall-mounted central heating radiator, and provides access to four beautifully appointed bedrooms, the family bathroom, and loft space above.

Master Bedroom

The principal bedroom is exquisitely presented, featuring luxurious fitted carpeting and an elegant interior design scheme. Bespoke fitted furniture, available by separate negotiation, enhances both style and functionality. A double-glazed window overlooks the front elevation, while a central heating radiator ensures year-round comfort. Two mirrored fitted wardrobes with sliding doors and integrated hanging space provide ample storage, and a private door leads through to the beautifully appointed en suite.

En-Suite

The luxurious en-suite is beautifully finished, with elegant tiling throughout and features a spacious walk-in shower enclosure, sliding glass doors, complemented by both rainfall and handheld shower fittings. A low-level flush WC and a premium Villeroy & Boch wash basin with contemporary mixer tap add to the refined aesthetic. Further highlights include recessed ceiling spotlights, a wall-mounted stainless steel heated towel radiator, mirrored fitted cabinetry, atmospheric under-counter lighting and an integrated extractor fan.

Bedroom Two

A spacious double bedroom featuring double-glazed windows to the front elevation, a wall-mounted central heating radiator, ceiling light point, fitted wardrobes with sliding mirrored doors, and luxury carpeting. Door leading to the en-suite.

Ensuite 2

Partly tiled en-suite comprising a walk-in shower enclosure, ceramic hand wash basin with half pedestal and mixer tap, low-level flush WC, shaving point, extractor fan, and stainless steel wall-mounted heated towel radiator. Obscured glass window to the front elevation and spotlights to the ceiling.

Bedroom Three

A third double bedroom, currently used as a nursery, featuring a double-glazed window to the front elevation, central heating radiator, ceiling light point, and luxury carpeting. Ample space for additional bedroom furniture and storage.



Bedroom Four

Currently utilised as a dressing room, this beautifully appointed space has been fitted with bespoke storage cupboards by the current owners. Offering an abundance of hanging rails, drawers, shelving, and bespoke internal lighting, the room is finished with a stylish mixture of smoked glass and solid doors, creating the ultimate luxury dressing space. The fitted furniture is available to purchase by separate negotiation.

Fully carpeted and featuring a central heating radiator and double-glazed window to the rear aspect, enjoying views over the Warwickshire countryside.

Family Bathroom

A spacious, fully tiled family bathroom comprising a panelled bath with mixer tap over, separate shower enclosure with glass door, low-level flush WC, and ceramic hand wash basin with mixer tap and half pedestal. Further benefitting from spotlights to the ceiling, extractor fan, and shaving point.

Rear Garden

Framed by mature trees and enclosed by contemporary timber fencing, the beautifully proportioned rear garden offers a private and tranquil setting designed for both elegant entertaining and relaxed family living. Expansive porcelain terraces provide seamless indoor-outdoor flow from the principal reception spaces, while the generous lawn creates a versatile space for recreation and alfresco enjoyment. Bathed in natural sunlight and thoughtfully landscaped for low-maintenance appeal, this impressive garden perfectly complements the home's refined modern architecture.

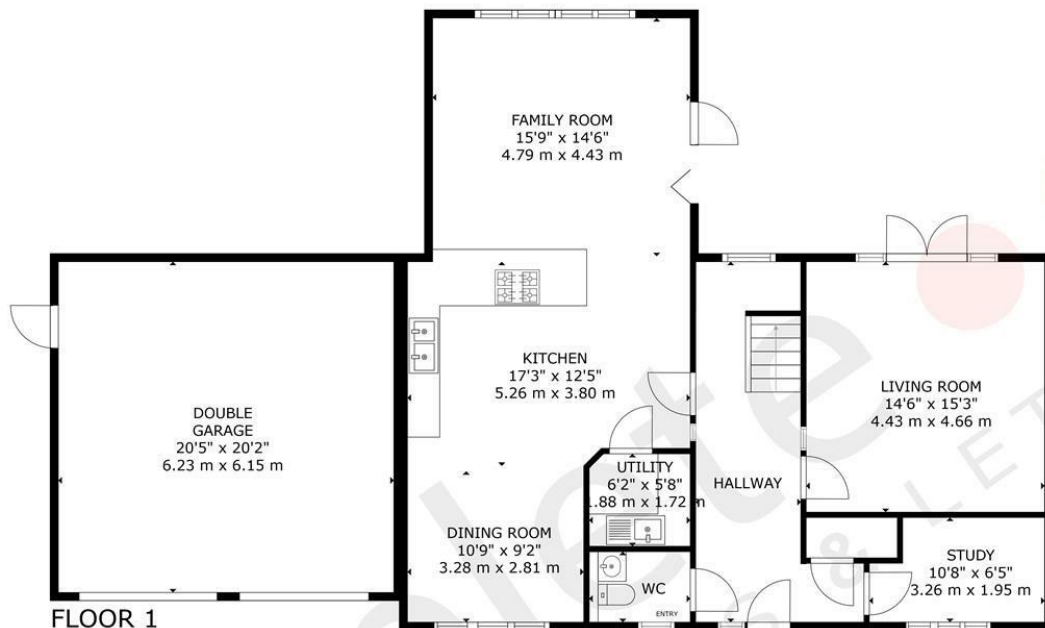
Front and Parking

Occupying a pleasant position within this exclusive private gated development, the property enjoys attractive landscaped surroundings with a paved pathway leading to the entrance and well-maintained lawned gardens. To the front, there is parking for two vehicles together with a double garage benefitting from an electric vehicle charging point. The development itself offers a quiet and secure setting, complemented by attractive communal planting and a high-quality finish throughout.

Location

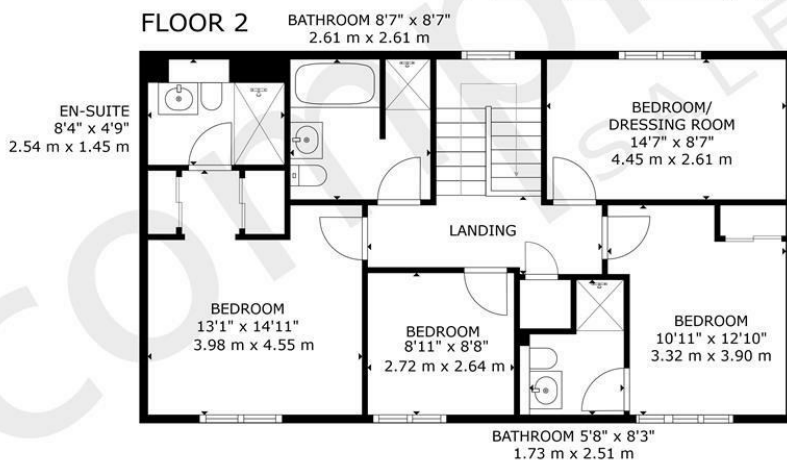
Located just to the north of Royal Leamington Spa, Jephson Court occupies an enviable situation, surrounded by Warwickshire countryside but with easy access to the centre of this popular spa town.





FLOOR 1

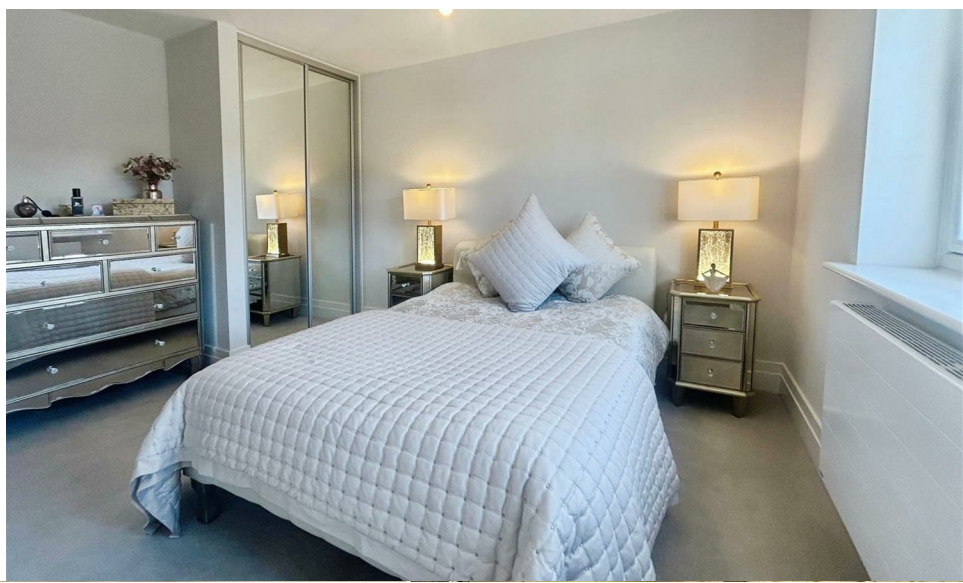
FLOOR 2



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GROSS INTERNAL AREA
FLOOR 1: 1,104 sq. ft, 102 m², FLOOR 2: 844 sq. ft, 78 m²
TOTAL: 1,948 sq. ft, 180 m²
EXCLUDED AREA: GARAGE: 413 sq. ft, 38 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





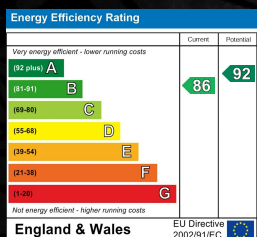
- Spitfire Private Gated Development
- Contemporary, Elegant & Stylish
- High-Spec Throughout
- Three Luxury Bathrooms
- North Leamington

- Detached Family Home 1949 Sqft
- Four Bedrooms & Three Bathrooms
- Impressive Open Plan Kitchen/Dining Room
- Study & Guest WC
- Double Garage, Parking & Garden



JEPHSON COURT, LEAMINGTON SPA

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



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