



COTTON MILL SPINNEY, CUBBINGTON

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SALES & LETTINGS





complete  
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**FOR SALE**





A spacious four-bedroom extended detached home, built in 1988 by Ideal Homes, set within a select cul-de-sac on the edge of Cubbington Village. The property has undergone a comprehensive modernisation programme, now presenting a stylish and well-balanced family home occupying an attractive corner plot. The accommodation comprises an entrance hall, guest WC, generous lounge, playroom/sitting room, impressive extended quartz-fitted dining kitchen with central island and a separate utility room. To the first floor are four bedrooms, including an en-suite to the principal bedroom, and a contemporary family bathroom. Externally, landscaped gardens wrap around three sides, with the rear garden enjoying a desirable westerly aspect. A powered summer house provides an ideal gym or home office, alongside a double garage and driveway parking for two to three vehicles. The property falls within the catchment for three primary schools, is approximately a 10-minute cycle to North Leamington School, close to village shops and surrounded by open countryside on the very edge of Leamington Spa.

It's in the details...

#### Hallway

Under the canopy porch is the modern composite entrance door, with four leaded windows and a side matching window. This leads into the hallway which is very spacious and has Amtico luxury vinyl tile flooring, there's a radiator, under-stairs storage cupboard and a carpeted staircase leads to the first floor. There are double internal glazed French doors that lead to the living room and also a set to the playroom. Doors to the downstairs WC and door through to the kitchen diner.

#### Guest WC

With a continuation of the Amtico luxury vinyl tiled flooring, there is a concealed waste toilet with a wall chrome flush button. There's a chrome towel radiator, a vanity storage sink with a mixer tap, white half-height tiled walls, down-lights and a uPVC double glazed window.

#### Lounge

A spacious living room which has a chimney breast with a recess and an oak mantle. There is down-lights, coving, a uPVC double glazed box bay window to the front, two radiators and uPVC double glazed French doors to the garden with side matching windows.

#### Playroom/Sitting Room

Which is carpeted, has down-lights, coving, a radiator and a uPVC double glazed window with a view of the front garden.

#### Kitchen Diner

A beautiful extended space with feature beam and Velux window. The space has Amtico luxury vinyl tiled flooring, a white gloss kitchen with chrome handles which includes quartz worktops, a four ring gas hob with an extractor and white glass splash-back. There is a Franke 1 & 1/2 bowl, sunken ceramic sink, with engraved drainer and surface mounted mixer tap. There is a double fitted oven, under counter lighting, a fitted dishwasher, a quartz centre Island breakfast bar, with push-up plug sockets, drawers, and cupboards. There is space for a large table, there is a chrome towel radiator, a radiator, down-lights, three uPVC double glazed windows and a set of uPVC double glazed French doors to the garden with side matching windows. Door to the utility.

#### Utility

Which has a continuation of the Amtico luxury vinyl tile flooring, matching units to the kitchen which are white gloss with large chrome handles and quartz worktops with a 1 & 1/2 bowl sunken Franke sink, with an engraved drainer and a mixer tap. A fitted condiment rack, space and plumbing for washing machine, cupboard housing the gas boiler, there is a glazed door to the garden and a uPVC double window. There is the electric consumer unit, downlights and a chrome towel radiator.

#### Landing

A carpeted landing which has downlighting, loft hatch to the part boarded loft which has a ladder. The doors through to the four bedrooms and family bathroom. There's a uPVC double glazed window, overlooking the garden.

#### Bedroom One

A spacious double bedroom with feature wallpaper wall, coving, down-lights, two uPVC double glazed windows and a large recess perfect for wardrobes. There is a radiator and a door through to the en-suite.

#### En-Suite

An elegant en-suite, fitted with travertine tiling and a concealed waste toilet that has a wall fitted pushbutton. There is a vanity drawer unit sink, with mixer tap, a fitted mirror, a chrome towel radiator and a glass shower cubicle with thermostatic mains rainfall shower, with handheld attachment. There is an extractor, polished tiled flooring and a uPVC double glazed window.

#### Bedroom Two

With a uPVC double glazed window overlooking the garden. There is a radiator and coving.

#### Bedroom Three

With a uPVC double glazed window overlooking the front garden. There is a radiator and coving. A feature mural wall.

#### Bedroom Four

With a uPVC double glazed window overlooking the front garden. There is a radiator and coving.

#### Bathroom

An elegant bathroom, fitted with travertine stone tiling and a concealed waste toilet that has a chrome wall fitted pushbutton. There is a pedestal hand-wash basin, with a mixer tap, a fitted mirror, a chrome towel radiator and a bath with a wall fitted mixer tap, and electric shower over with glass bi-folding shower screen. There is an extractor, polished tiled flooring and a uPVC double glazed window.

#### Rear Garden

There is a beautiful landscaped, Westerly facing garden- which has large extensive sandstone patios and seating areas. There is a lawn and deep bedding borders that are stocked with plenty of small trees and bushes. There is a useful slabbed side area which could be used for a large shed or potentially further parking. There is extensive landscaping done to the side of the property, which has sandstone paving, sleeper steps and sleeper retaining walls. There is a good area for bins and bikes and there is a gate to the front garden.

#### Front Garden

The property occupied a corner plot has a large front garden which has two areas of lawn with stepping stone pathways that lead to the Summer house/garden office. There's a block paved pathway that leads to the canopy porch. There's a lot of green planting and hedges.





#### Summer House/Garden Office

A timber built space with French doors and windows. There is power and lighting.

#### Double Garage

There is a brick built double garage with electric up-and-over doors. Power and lighting and pedestrian composite door. Eaves storage.

#### Parking

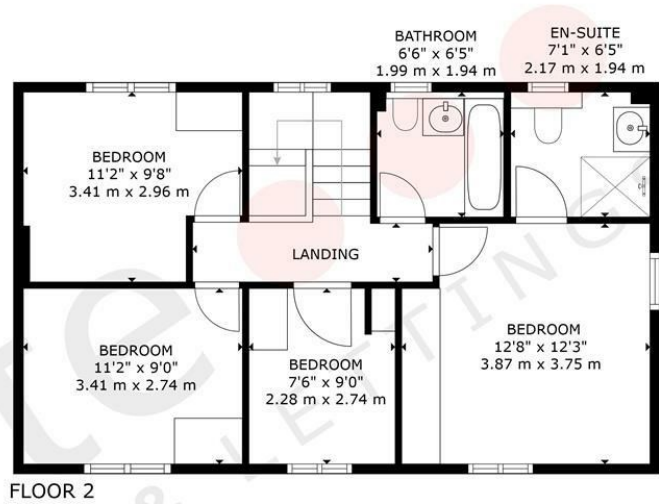
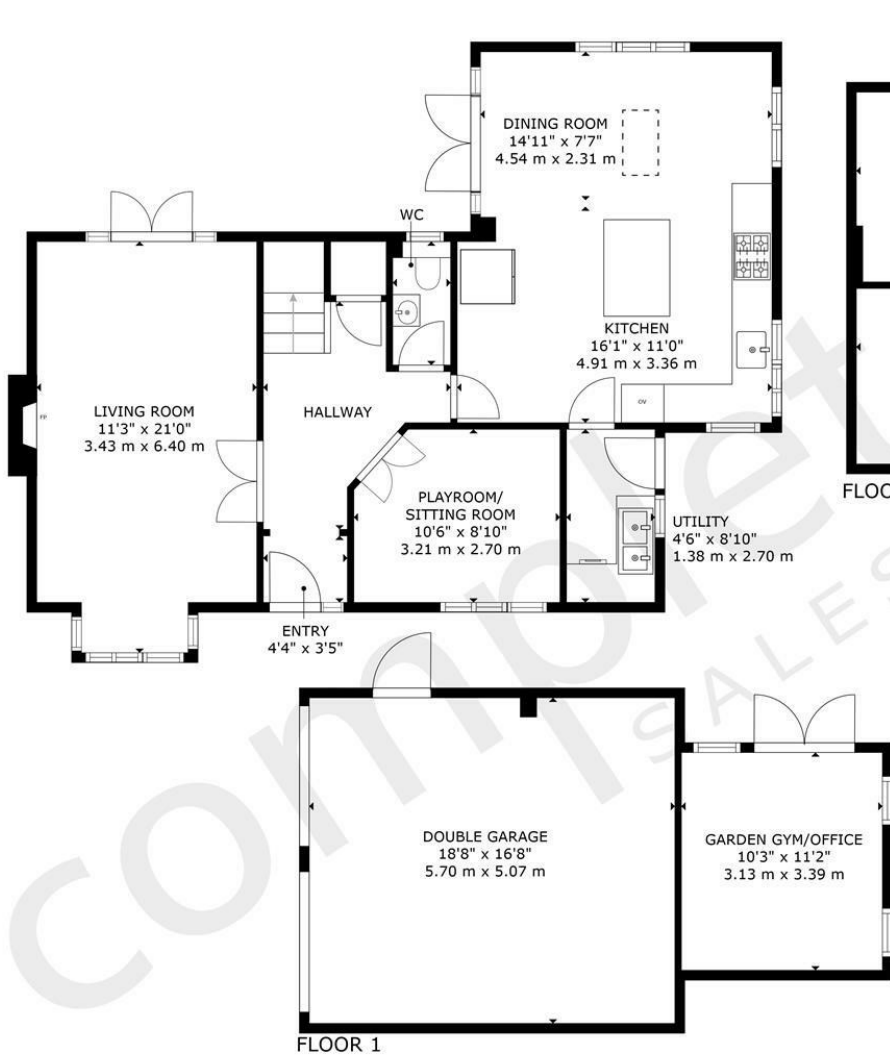
There is two parking spaces in front of the garage as well as a further block paved area, which could park a small car.

#### Location

Cotton Mill Spinney is on attractive development just off Coventry Road, next to an allotment, which is an enviable, semi-rural location on the outskirts of the vibrant town centre, close to a handful of charming villages and easy access to the key commuter areas of Royal Leamington Spa, Stratford-upon-Avon and Birmingham. An ideal location for families, as it is close to several well-regarded local schools, covering primary through to further education. Younger children are served by a collection of popular primary schools in the area, including Cubbington Church of England Primary School - just an 8-minute walk from the development - and Our Lady and St Teresa's Catholic Primary School, less than a 15-minute walk from home. Telford Infant School (ages 3-7), can also be found around five minutes away by car. For those requiring secondary education, North Leamington Community School and Arts College is less than two miles from the development and includes popular Sixth Form facilities. Commuters will delight in the area's excellent transport connections, with good road and rail links to surrounding towns and cities. Royal Leamington Spa is just a 10-minute drive from the development via the B4453, while the A46 Warwick Bypass is around six minutes away by car, providing a route into Coventry. Alternatively, Coventry can be reached in 15 minutes via Coventry Road. The M40 is around a 15-minute drive away, and provides routes to Oxford, Birmingham, Banbury and London, among other popular destinations. Cubbington is also served by several bus routes offering destinations including Hatton Park, Lillington, Stratford-upon-Avon and Warwick. The nearest train station is Leamington Spa which is around a 10-minute drive away, which has direct service to London Marylebone.







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GROSS INTERNAL AREA  
FLOOR 1: 915 sq. ft, 85 m<sup>2</sup>, FLOOR 2: 608 sq. ft, 56 m<sup>2</sup>  
TOTAL: 1,523 sq. ft, 141 m<sup>2</sup>  
EXCLUDED AREA: GARAGE: 311 sq. ft, 28 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert

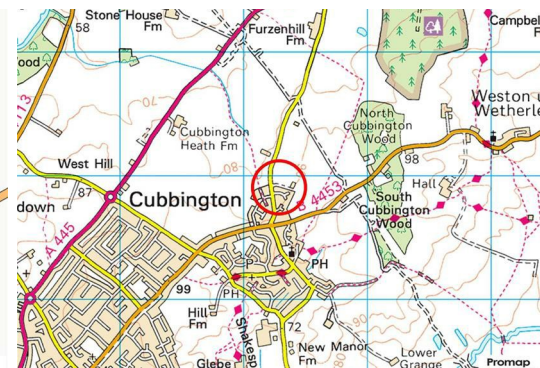
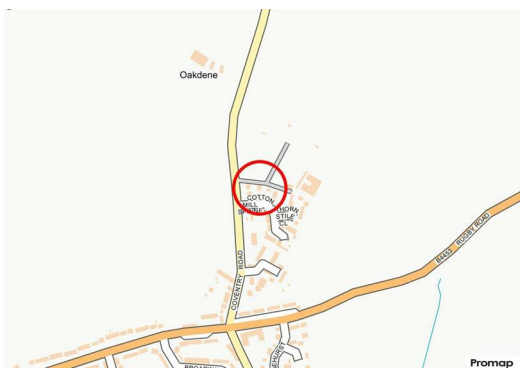






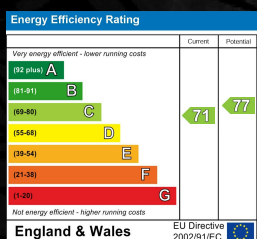
- Extended Family Home
- West Facing Corner Plot
- Two Reception Rooms
- Quartz Fitted Utility & Guest WC
- Double Garage & Garden Office

- 1988 Detached
- Four Bedrooms
- Extended Quartz Fitted Kitchen Diner
- Upgraded Bathroom & En-Suite
- Peaceful Cul-De-Sac



## COTTON MILL SPINNEY, LEAMINGTON SPA

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



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