



Cubbington Heath Farm, Leicester Lane, Leamington Spa

Guide price
£650,000



A mature established detached four bedrooomed property in need of modernisation and improvement. Located just north east of Leamington, in a convenient and yet semi rural location, offering an excellent opportunity to renovate and extend, subject to planning consents.

Westerley Views

Was one of a number of properties on Cubbington Heath Farm, believed to be the former farm managers property. The property is well proportioned and balanced and offers excellent

scope for full updating and improvement to potential to extend, subject to the necessary permissions and consents.

Briefly Comprising:

Features include spacious entrance hallway, ground floor cloakroom, through large living room, well proportioned dining room, breakfast kitchen, rear lobby, four first floor bedrooms, bathroom, oil radiator heating, timber framed sealed unit double glazing, large tarmac driveway, fore garden, gravelled drive leading to large tarmac fore court, garage, boiler cupboard, store cupboard, lawned

rear garden.

The Property

Is approached via a drive off Leicester Lane, leading to Cubbington Heath Farm where almost immediately on the left is a private gravelled drive leading to Westerley Views. Follow this along for some distance and on reaching the property there is a large tarmac driveway/forecourt to the front of the property with upvc double glazed entrance door with windows to either side, door to...



Entrance Hallway

With staircase rising to first floor landing, double radiator.

Living Room

13'10" x 19'11" (4.22m x 6.07m) With wall light points, twin light points to ceiling, coved cornicing, radiator, double glazed bow window to front and rear elevations, feature fireplace surround.

Dining Room

12'11" x 11'11" (3.94m x 3.63m) With window overlooking the garden to rear and upvc personal door to side.

Breakfast Kitchen

10'1" x 17'4" max (3.07m x 5.28m max) Fitted with base units with stainless sink drainer unit, space and plumbing for washing machine, Electrolux double oven and electric hob, two windows, recess housing Worcester oil fired boiler, further space for tall fridge/freezer and single glazed door leading to rear lobby and door to outside.

First Floor Landing

With hatch to roof space, double doors to airing cupboard and window to side.

Bedroom One

13'11" x 20' (4.24m x 6.10m) With timber framed double glazed windows, one to front and rear elevation, radiator, mirror fronted doors to wardrobe with hanging and high level storage over, two radiators.

Bedroom Two



12'11" x 9' (3.94m x 2.74m) With timber framed double glazed window to rear elevation, radiator.

Bedroom Three

11'5" plus built in wardrobe x 8'3" (3.48m plus built in wardrobe x 2.51m) With timber framed double glazed window to front elevation, radiator, door to shallow store cupboard.



Bedroom Four

10'1" x 9' (3.07m x 2.74m) With timber framed double glazed window to rear elevation, radiator.

Bathroom

Fitted with a coloured suite to comprise; low level WC, pedestal wash hand basin, bath, shower cubicle, obscure timber framed double glazed window to front elevation.

Outside Front

The property is approached via a long gravelled and chipped driveway which leads in turn to the tarmac fore court, covered side passage with door to Store Cupboard and further door to Cupboard housing oil tank, dilapidated greenhouse, lawned gardens to the side of the property.

Outside Rear

To the rear of the property is a garden which is principally laid to lawn with a crazy paved patio directly across the back of the house, surrounded in the main by timber fencing.



Garage

8'7" x 21'5" (2.62m x 6.53m) With up and over door.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

Mains services are understood to be connected with the exception of gas. Mains water is via a metered feed from the neighbouring farm. Drainage is by way of shared septic tank with the neighbouring

properties. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order and cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Location

From the agents offices, continue up Clarendon Place, passing Clarendon Square and at the traffic island take the third exit onto Lillington Avenue. At the traffic lights continue straight ahead and at the

next traffic island take the first left onto Lillington Road. At the following traffic island continue straight on, on Lillington Road. At the following traffic island continue straight on onto Leicester Lane, crossing over the next traffic island as you proceed out of Leamington where Cubbington Heath Farm is located a short distance along on the right hand side. On turning off the main road, almost immediately on the left is a driveway leading to Westerley Views.



Total area: approx. 148.5 sq. metres (1598.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(82-91)	B		
(69-80)	C		
(55-68)	D		
(33-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	
		48	
			EU Directive 2002/91/EC

Also at: Warwick, 17 - 19 Jury Street, Warwick CV34 4EL