

Peter Clarke

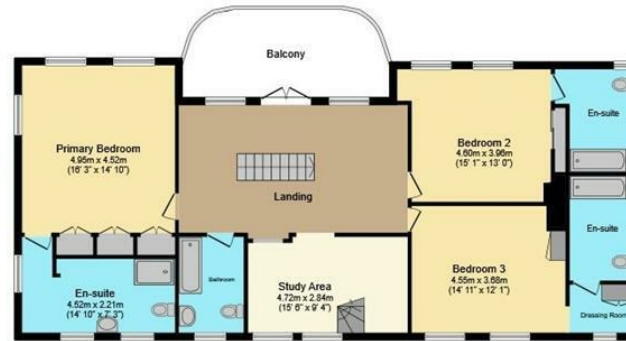


Broadlands, 3 Hill Wootton Road, Leek Wootton, Warwick, CV35 7QL

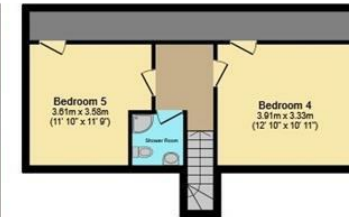
Broadlands, 3 Hill Wootton Road, Warwick, CV35 7QL



Ground Floor  
Floor area 147.3 sq.m. (1,586 sq.ft.)



First Floor  
Floor area 134.3 sq.m. (1,446 sq.ft.)



Second Floor  
Floor area 36.1 sq.m. (389 sq.ft.)



Ground Floor  
Floor area 79.9 sq.m. (860 sq.ft.)



First Floor  
Floor area 43.9 sq.m. (472 sq.ft.)

Total floor area: 441.6 sq.m. (4,753 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



- Breakfast Kitchen
- Impressive Entrance Hallway With Feature Staircase
- Study
- Dual Aspect Living Room
- Dining Room
- Five Double Bedrooms, Three En Suite Bathrooms
- Detached Triple Garage And Adaptable Large Room Above
- Ample Driveway Parking
- Large Gardens Front and Rear and Woodshed
- Walking Distance To The Village Junior School and The Warwickshire Golf & Country Club



Guide Price £1,400,000

A deceptively spacious, executive five bedroom family home, situated within the heart of the village and offered for sale with NO FORWARD CHAIN.

#### APPROACH

Tarmac parking area leads to paved footpath to a solid timber front door opening in to

#### ENTRANCE LOBBY

Has solid oak flooring with internal timber and glazed doors opening into:

#### RECEPTION HALL

Staircase rising to first floor galleried landing, double doors to external paved dining area, and doors giving access to:

#### GUEST WC

#### BOOT ROOM

#### DUAL ASPECT LIVING ROOM

Centrally mounted feature fireplace and four windows to both front and rear elevations giving outstanding views over the lawned gardens. In addition, there is a crittall style access door leading out to the covered rear dining terrace.

#### DINING ROOM

Having two large double glazed windows to the front. A further internal door leads through to:

#### HOME OFFICE

With front facing bow window overlooking the fore garden.

#### KITCHEN/DINING ROOM

This beautifully appointed kitchen/dining room comprises a range of contemporary style wall and base mounted units with solid quartz work surfaces over and a range of integrated appliances including five ring Neff counter top mounted hob with brushed stainless steel and glass overhead extractor, AEG double fan assisted electric oven with plate warmer, space for a large upright fridge freezer and integrated dishwasher. Further to this, there is a Franke one and one half bowl sink and drainer with monobloc tap, two large double glazed rear facing windows and double glazed French doors giving access to rear garden and paved dining terrace.

#### REAR LOBBY

Has double glazed access door leading out on to side walkway and gives way to pantry and laundry.

#### PANTRY

#### LAUNDRY

Space and plumbing for washing machine, porcelain Belfast sink with chrome monobloc tap, integrated under counter units with butchers block work surface, recently installed Worcester Bosch boiler. Internal door to cupboard housing hot water tank and space for tumble dryer.

#### FIRST FLOOR GALLERIED LANDING

The first floor galleried landing has stairs rising from entrance hall and gives way to all first floor bedrooms, family bathroom and the first floor balcony.

#### PRINCIPAL BEDROOM

Having dual aspect double glazed windows to side and rear elevations and benefits from a range of three large double fronted built in storage wardrobes providing both shelving and hanging storage space.

#### PRINCIPAL EN SUITE

Comprising a modern suite with low level WC having enclosed cistern and dual flush, wall mounted wash hand basin with chrome monobloc tap and walk in shower cubicle with dual headed mains fed shower and fixed glass screen. Having ceramic tiling to all splashback areas, obscured double glazed windows to the front and side elevation, centrally heated towel rail.

#### BEDROOM TWO

Benefiting from three double fronted built in storage wardrobes and has two double glazed windows to rear.

#### EN SUITE

Comprising a traditional style white suite with low level WC, pedestal wash hand basin, panelled bath with mixer tap, shower and further mains fed shower over, and fixed glass







screen. Having wood laminate flooring and ceramic tiling to all splashback areas with a side facing Velux window and rear facing porthole style window to the rear elevation.

#### **BEDROOM THREE**

Two large double glazed windows to the front elevation, built in storage cupboard and archway leading through to:

#### **DRESSING AREA**

Providing another double fronted built in storage wardrobe with porthole style window to the front elevation, and solid timber door opening in to:

#### **EN SUITE BATHROOM**

With low level WC, pedestal wash hand basin, panelled bath with mixer tap and mains fed shower over with fixed glass screen and ceramic tiling to all splashback areas.

#### **FAMILY BATHROOM**

Comprising a modern white suite with low level WC and dual flush, vanity unit mounted wash hand basin with chrome fittings, oversized P shaped bath with mixer tap and mains fed shower over with fixed glass screen. Having obscured double glazed window to the front elevation and centrally heated radiator.

#### **BALCONY**

Accessible directly from the first floor galleried landing is this stunning private balcony overlooking the beautiful lawned rear garden.

#### **PLAYROOM/STUDY**

Accessible from the galleried landing, this useful and versatile first floor reception space has two large double glazed windows to the front elevation overlooking the foregarden with stairs rising to the second floor landing. Currently being utilised as a playroom and study space.

#### **SECOND FLOOR LANDING**

Gives way to two further double bedrooms and a family shower room.

#### **BEDROOM FOUR**

Having Velux windows to both front and rear elevations and benefits from a useful eaves storage cupboard.

#### **SHOWER ROOM**

Comprising low level WC and dual flush, pedestal wash hand basin, enclosed shower cubicle with mains fed shower and glass screen and a Velux window to front elevation.

#### **BEDROOM FIVE**

Velux windows to both front and rear elevations and again benefits from useful eaves storage cupboard.

#### **OUTSIDE TO THE FRONT**

Lawned fore garden with beautifully maintained borders and paved footpaths leading around to the rear garden. Ample driveway parking and direct access:

#### **TRIPLE CAR GARAGE**

Concertina style timber doors opening into garage providing parking for 3 cars.

## VESTIBULE

Separate entrance leads to inner hallway with sink unit, stairs to loft, and doors to garage and to:

## SHOWER ROOM

Low level WC with dual flush, pedestal wash hand basin and enclosed shower cubicle with electric shower and sliding glass screen, obscured window to the front elevation.

## LOFT ROOM

Measuring approximately 30ft and having side and front facing windows. This room could be re-purposed as a home work space, studio, play room or ancillary accommodation subject to the necessary planning.

## REAR GARDEN

Accessed directly from the living room and the main kitchen/dining room, this beautifully proportioned and well maintained formal lawned rear garden is hedgerow enclosed on all sides and benefits from a large paved rear dining terrace which is partly covered. Additional dining terrace located at the bottom of the garden.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electric, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band G.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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