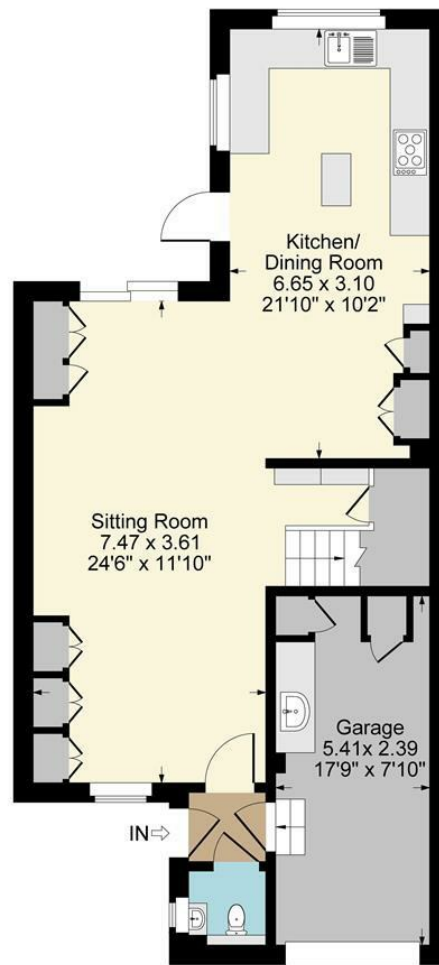


Peter Clarke



6 Barley Court The Maltings, Leamington Spa, CV32 5FQ

6 Barley Court, Leamington Spa



Ground Floor



First Floor



Bedroom/
Dressing Room
3.05 x 2.24
10'0" x 7'4"

Approximate Gross Internal Area
Ground Floor = 54.28 sq m / 583 sq ft
First Floor = 59.32 sq m / 639 sq ft
Garage = 12.91 sq m / 139 sq ft
Total Area = 126.51 sq m / 1361 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

- A stunning four-bedroom home presented in immaculate, show-home condition,
- Quiet and sought-after setting of The Maltings,
- Open plan Sitting/Kitchen/Dining Room
- Four Bedrooms - one currently used as fully fitted dressing room
- Two Bathrooms
- Guest Cloakroom
- Integrated Garage with utility area
- Courtyard Garden and ample parking



Guide Price £595,000

A stunning four-bedroom home presented in immaculate, show-home condition, where every room has been meticulously planned and beautifully designed. The property benefits from an exceptional level of bespoke fitted furniture throughout, expertly crafted by Stan Matthews Design Studios, creating a seamless blend of style, functionality, and luxury.

At the heart of the home is the impressive open-plan Sitting/Kitchen/Dining Room, a superb space ideal for both everyday living and entertaining. The layout offers generous proportions, high-quality finishes, and an abundance of natural light, with patio doors opening directly onto a private courtyard—perfect for alfresco dining.

The accommodation continues to impress with four bedrooms, each thoughtfully designed to maximise space and practicality, complemented by stylish bathrooms and excellent storage solutions throughout. The integrated garage is currently used as a gym with useful utility area and benefits from an electric car charging point. There is ample driveway parking.

Located within the quiet and sought-after setting of The Maltings, this exceptional property enjoys a peaceful atmosphere while remaining just a short distance from the town centre and its amenities. A true hidden gem, offering contemporary living in a discreet and desirable location.

ENTRANCE HALL

GUEST CLOAKROOM

With low level WC and wash hand basin.

OPEN PLAN SITTING ROOM/KITCHEN/DINING ROOM

A light and bright room built-in bespoke storage units and display units above, Karndean flooring throughout, patio doors to the courtyard. The Kitchen/dining area has a range of built in painted floor and wall mounted cupboards and a Smeg gas range style cooker. There is a small island unit, integrated Neff dishwasher, deep pan drawers and fitted pantry cupboard. Understairs storage cupboard and fitted bookshelves beside the staircase which leads to the:

FIRST FLOOR

MAIN BEDROOM

A beautiful room with built in wardrobes and chest of drawers and window to rear.

EN SUITE SHOWER ROOM

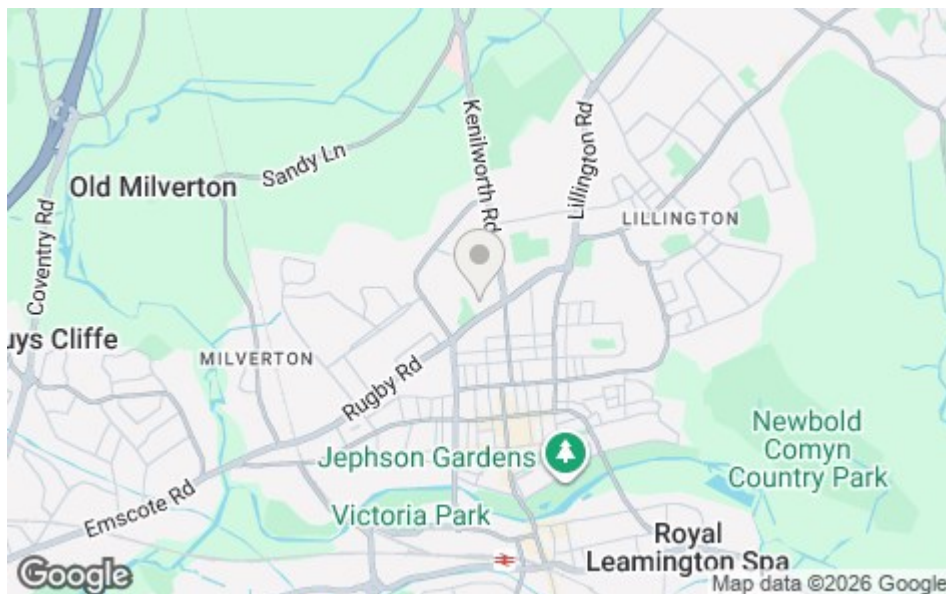
A stunning En-suite with double non-slip shower having a Groh rain shower above a square wash hand basin set in vanity unit with large mirror, deep drawers beneath and storage cupboard to the side, WC and heated towel rail.

BEDROOM TWO

Having fitted wardrobe and window to rear.







BEDROOM THREE/OFFICE

This room is currently used as an office by the current owner.

BEDROOM FOUR/DRESSING ROOM

This room is currently fitted out as a dressing room but could easily be converted back to a bedroom and the current owners would be prepared to this following exchange of contracts.

SHOWER ROOM

Having a corner shower cubicle with non slip shower tray, WC and round wash hand basin set in vanity unit with storage beneath, heated towel rail and arched window to front.

AIRING CUPBOARD

Housing the Mega-flow hot water cylinder

INTEGRATED SINGLE GARAGE

The front of the garage is used as a gym area and the rear lends itself well to a useful Utility area having a range of units with sink unit, space for washing machine and tumble dryer, water softener, space for fridge/freezer. There is an electric car charging point at the front of the garage.

OUTSIDE

COURTYARD

An L-shaped courtyard garden with a wooden storage unit and plenty of space for alfresco dining.

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 gas, electric, 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 F

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

MAINTENANCE CHARGE: £522 per year

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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