

ehB
RESIDENTIAL

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1, Oak Tree Close, Leamington Spa



An outstanding opportunity to acquire a hugely impressive individually styled detached family residence which has been subject to much improved and substantial extension including a unique self contained garden (detached) Annex in highly regarded North Leamington Spa cul-de-sac location.

Oak Tree Close

Located just off Lillington road is a popular and established North Leamington Spa cul-de-sac location ideally sited within walking distance of the town centre. There is also an excellent range of local facilities and amenities including shops, schools both private and state, a variety of recreational facilities.

Oak Tree Close is a particularly pleasant cul-de-sac which overlooks a open green area is rarely offered to the market but has consistently proved to be extremely popular.

ehB Residential are pleased to offer 1 Oak Tree Close which is opportunity to acquire a hugely impressive individually styled 1970's built detached family residence which has been substantially extended by the present owners to provide spacious very well appointed four bedroom and four bathroom accommodation particular emphasis having been given to exceptionally well proportioned reception rooms and impressively fitted open plan living kitchen arrangement of note. The property also features pleasant landscaped gardens which features a unique detached garden (complex) which can be used for a variety of uses including self contained annex, homework facility and leisure complex. The property occupies a pleasant position at the head of this established cul-de-sac and has been maintained by the present owners to an excellent standard throughout. Inspection of this truly unique property is essential for the size of appointment and the unique nature of the accommodation to be fully appreciated.

In detail the accommodation comprises:-

Storm Porch

Being UPVC glazed panelled and door with timber panelled door with glazed side panel leading to

Reception Hall

With staircase off with balustrade, bamboo flooring, two concealed radiators, downlighters, under stair louved door cloaks cupboard and storage cupboard.

Cloakroom/WC

With this being tiled with low flush WC with concealed cistern, custom vanity unit with wash hand basin, mixer tap, chrome heated towel rail.

Study

9' x 7'3" (2.74m x 2.21m)

With concealed radiator, with access to





Store/Utility

10' x 8'10" (3.05m x 2.69m)

With tiled floor, gas fired central heating boiler, lagged cylinder, plumbing for automatic washing machine, fitted shelves, meter cupboards.

Family Room

12'6" x 14'6" (3.81m x 4.42m)

With double radiator, fireplace feature with tiled insert and hearth, gas real flame affect fire and connection.

Lounge

32' x 16'4" (9.75m x 4.98m)

With twin french doors overlooking rear garden, two radiators, downlighters, tv point, twin multi glazed panelled lead to

Refitted Open Plan Living Kitchen

25'6" x 12;10" (7.77m x 3.66m;3.05m)

With Amtico flooring, concealed radiator, extensive range of attractive base cupboard and draw units with complimentary rolled edge work surfaces and peninsular breakfast bar unit, Rangemaster Range with splash back and extractor hood over, inset single drained 1 and a half bowl colour matched sink unit with mixer tap, plumbing for automatic dishwasher, tall boy units incorporating American fridge recess, further range of high level cupboards, the kitchen area being fully tiled with downlighters, roller blinds.

Stairs and Landing

14'3" x 7'9" (4.34m x 2.36m)

Spacious landing with skylight, access to roof space, concealed radiator, downlighters, ranch style balustrade.



Bedroom

12'10" x 8'10" (3.91m x 2.69m)

With radiator, built in range of wardrobes, hanging rail, shelves, louvre doors, with ensuite shower room.

Ensuite Shower room/WC

9' x 4' (2.74m x 1.22m)

Being tiled with tiled floor, vanity unit incorporating wash hand basin, mixer tap, tiled shower cubicle with integrated shower unit, low flush WC, downlighters, extractor fan.

Family Bathroom/WC

9'6" x 7'10" (2.90m x 2.39m)

Being tiled with tiled floor, jacuzzi panel bath, vanity unit incorporating wash hand basin with mixer tap, quadrant tiled shower cubicle, integrated shower unit, low flush WC, downlighter, extractor fan, chrome heated towel rail.





Master Bedroom

16'3" x 17'7" (4.95m x 5.36m)

With radiator, downlighters, extensive range of built in wardrobes with hanging rails, shelves and draw units with further walk in wardrobe and hanging rail and shelf.

Ensuite Shower Room/WC

12'7" x 6' (3.84m x 1.83m)

With tiled with tiled floor, chrome heated towel rail, oversized tiled shower cubicle with integrated shower unit, custom made vanity unit incorporating twin vanity wash hand basins with mixer taps, low flush WC with concealed cistern.

Bedroom

14'6" x 12'10" (4.42m x 3.91m)

With two double built-in wardrobes, hanging rail, shelves, radiator, Velux window.

Ensuite Shower Room/WC

13'10" x 5'8" (4.22m x 1.73m)

Being tiled with quadrant over sized shower cubicle with integrated shower unit, vanity unit with twin wash hand basins with mixer taps, low flush WC with concealed cistern, chrome heated towel rail.

Bedroom

13'3" x 9'7" (4.04m x 2.92m)

With radiator, triple built in wardrobe, hanging rail and shelf, range of draw units.

Ensuite Shower Room/WC

9'10" x 4' (3.00m x 1.22m)

Quadrant tiled shower cubicle with integrated shower unit, low flush WC, vanity unit, wash hand basin, mixer tap, radiator, extractor fan, downlighters.

Outside

The property is pleasantly sited the head of the established cul-de-sac well screened from Lillington Road by established foliage. The front of the property is twin drive/blocked paved car parking facilities and car port 18'8" approximately, EV charge point. The front garden is a shaped lawn, gravelled flower beds with pedestrian side access leading to the landscaped rear garden with extensive paved patio surrounded by ornamental low brick walls, extensive shaped synthetic lawn with substantial shed 12'x10' with electrical light and power point bounded by a brick wall and close boarded fencing with further raised established flowerbeds and leading to the unique detached brick built "Garden Complex" suitable for a variety of uses, currently used as a leisure facility.

Annexe Reception Room

19'4" x 15'1" (5.89m x 4.60m)

Reception room with downlighters, electric radiator, UPVC sealed unit twin french doors.



[Annexe Shower Room/WC](#)

7'4 x 6' (2.24m x 1.83m)

With tiled quadrant shower cubicle with electric shower unit, vanity unit with wash hand basin, low flush WC concealed cistern, chrome heated towel rail, Velux window.

[Annexe Cinema/Games Room](#)

14'6" x 19'3" (4.42m x 5.87m)

With twin Velux windows with blinds, downlighters, wood burner on tiled hearth, full width range of base units incorporating TV stand.

[Services - With Gas](#)

All mains services are understood to be connected to the property including gas. 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 we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

[Broadband Availability](#)

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

[Mobile Phone Coverage](#)

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

[Rights of Way & Covenants](#)

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 the same whether mentioned herein or not.

[Tenure - Freehold](#)

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

[Council Tax](#)

Council Tax Band G.

[Location](#)

1 Oak Tree Close
Leamington Spa
CV32 5YT



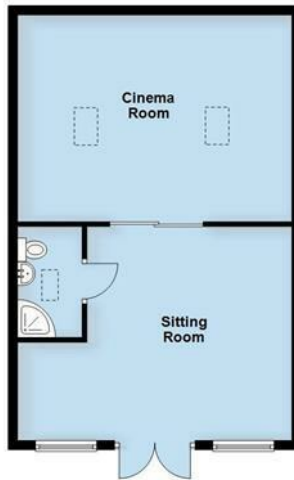




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Ground Floor
Approx. 126.3 sq. metres (1359.6 sq. feet)



Total area: approx. 238.4 sq. metres (2565.7 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact
The total area does not include the Garden Rooms

First Floor
Approx. 112.0 sq. metres (1206.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		83	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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