

**ehB**  
RESIDENTIAL

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**35, Home Close, Bubbenhall**



A much improved and substantially extended, detached family residence recently subject to further improvement by the present owners, providing well appointed four bedroomed and two bathroomed accommodation, featuring impressive open plan living/kitchen arrangement and conservatory with pleasant open aspect, in highly regarded village location.

#### Home Close

Is a popular and established residential location situated on the periphery of the village of Bubbenhall. The village contains a limited range of facilities however good facilities and amenities are available within easy reach and the village is convenient for a number of work centres including Leamington Spa, Coventry, Warwick and Rugby. The village is ideally sited for easy access to the motorway network In recent years, Bubbenhall has proved to be much sought after.

#### The Property

Is a much improved and substantially extended detached family residence providing well appointed spacious four bedroomed and two bathroomed accommodation with the property having been subject to complete refurbishment by the present owners including an impressively fitted living kitchen and conservatory extension. The gas centrally heated accommodation also includes sealed unit double glazing and four good sized bedrooms, the master featuring an ensuite shower room/WC. The property has also been subject to recent further improvement by the present owners including refitted family bathroom/WC and tasteful redecoration. The property is well sited within Home Close and adjoins open fields to the rear with pleasant views over open countryside. The agents consider internal inspection to be highly recommended.

In further detail the accommodation comprises:-

#### Enclosed Storm Porch

With sealed unit double glazed front door, tiled floor and glazed panelled door to...

#### Reception Hall

With staircase off, Karndean flooring, double radiator, down lighters.

#### Loounge

16'1" x 12'9" (4.90m x 3.89m)

With Karndean flooring, radiator, bay window, TV point downlighters and Venetian blinds.

#### Study

7'9" x 11'3" plus passageway (2.36m x 3.43m plus passageway)

With Karndean flooring, double radiator, downlighters.





#### Cloakroom/WC

Recently redecorated including low flush WC, wash hand basin, mixer tap and mirror tiled splashback, tongue and groove panelling to dado height, "copper" heated towel rail, Karndeian flooring, extractor fan.

#### Utility Room

13' x 7' (3.96m x 2.13m)

With rolled edge work surface, plumbing for automatic washing machine, vented for tumble dryer, walk in store, double built in cloaks cupboard with hanging rail and shelf, gas fired combination central heating boiler and programmer, radiator, Karndeian flooring and access to rear garden.

#### Snug

15'10" x 7'9" (4.83m x 2.36m)

With Karndeian flooring, windows to three aspects including twin French doors to rear garden, two radiators, down lighters. Access to...

#### Breakfast Kitchen

16' x 10'6" (4.88m x 3.20m)

With Karndeian flooring, radiator, TV point, down lighters, extensive range of gloss white faced base cupboard and drawer units with complimentary granite work surfaces and returns, with high level cupboards and adjoining peninsular unit, built in stainless steel one and a half bowl stainless steel sink unit with mixer tap, appliance space with a Rangemaster range, stainless steel splash back, extractor hood over, built in microwave, space and plumbing for

dishwasher, concealed pelmet lighting, integrated breakfast bar, further full width range of matching base and high level units with fridge recess, wine rack, under stair cupboard and patio doors to...

#### Dining Room/Conservatory

14' x 9'3" (4.27m x 2.82m)

Being upvc framed sealed unit double glazed on brick base with twin French doors to rear garden, tiled floor and under floor heating.

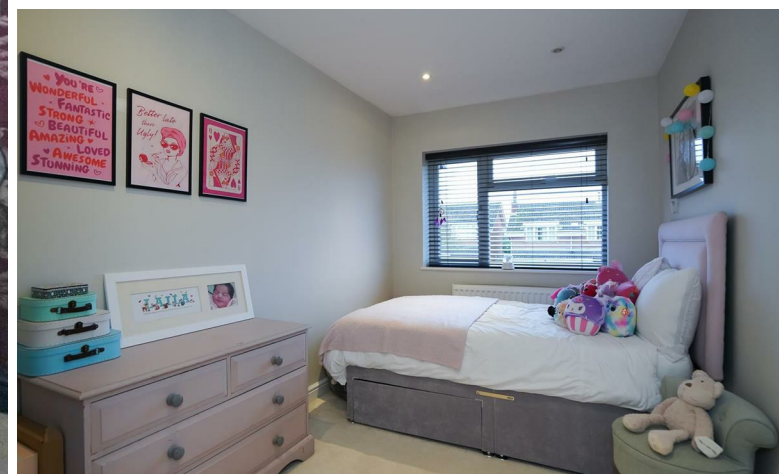
#### Stairs and Landing

With access to roof space, airing cupboard and turned balustrade.

#### Master Bedroom

12'9" x 9'6" (3.89m x 2.90m)

With double radiator, TV point, double built in wardrobe with hanging rail and shelf.



#### En-Suite Bathroom/WC

9'10" x 6'9" (3.00m x 2.06m)

With corner panelled bath with mixer tap, pedestal basin, low flush WC, tiled shower cubicle with integrated shower unit, being fully tiled with tiled floor, chrome heated towel rail, double built in medicine cabinet and chrome heated towel rail.

#### Bedroom Two

10'9" x 9'3" (3.28m x 2.82m)

With double built in wardrobe, hanging rail and shelf, double radiator, views towards open countryside.

#### Refitted Bathroom/WC

6'6" x 7'7" (1.98m x 2.31m)

Being tiled with tiled floor with white suite comprising panelled bath, pedestal basin and low flush WC, Triton electric shower unit and screen, chrome heated towel rail, radiator and down lighters.

#### Bedroom Three

13'4" x 7'8" (4.06m x 2.34m)

With radiator, pleasant open views and downlighters.

#### Bedroom Four

14' x 7'9" (4.27m x 2.36m)

With radiator, downlighters, double built-in wardrobe, hanging rail and shelf.

#### Family Bathroom

Refitted with a white suite comprising vanity unit incorporating wash hand basin with mixer tap, low flush WC, panelled bath with mixer tap, shower area with integrated shower and screen, wood effect flooring, contemporary style heated towel rail.

#### Outside (Front)

The property is pleasantly located on the periphery of the village with

pleasant views over open countryside. The front garden area is principally block paved to provide good sized parking facility and leads to an integral store. There is a lawned garden area and pedestrian side access to both sides, leads to the...

#### Outside (Rear)

The pleasant landscaped rear garden with paved patio, shaped lawn, raised flower beds, gravelled play/bbq area and second saved patio, bounded by close boarded fencing adjoining open fields with pleasant open views.

#### Integral Store

7'10" x 5'4" (2.39m x 1.63m)

With electric roller door.

#### Mobile Phone Coverage

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





#### [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).

#### [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](#)

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

#### [Services](#)

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.

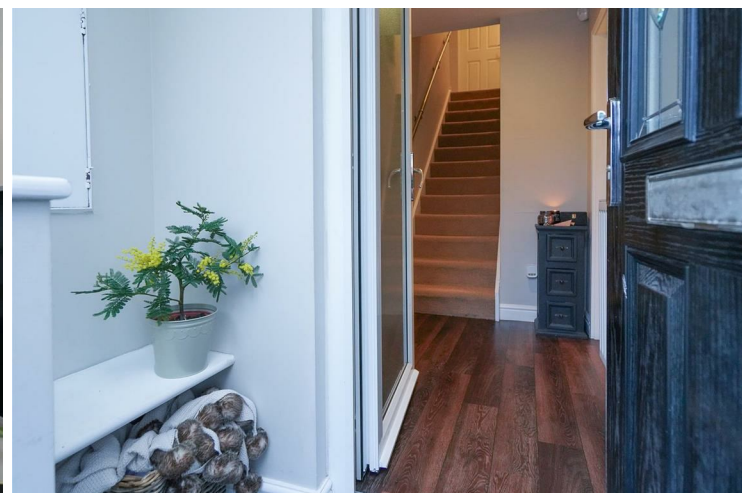
#### [Council Tax](#)

Council Tax Band F.

#### [Location](#)

Bubbenhall  
CV8 3JD







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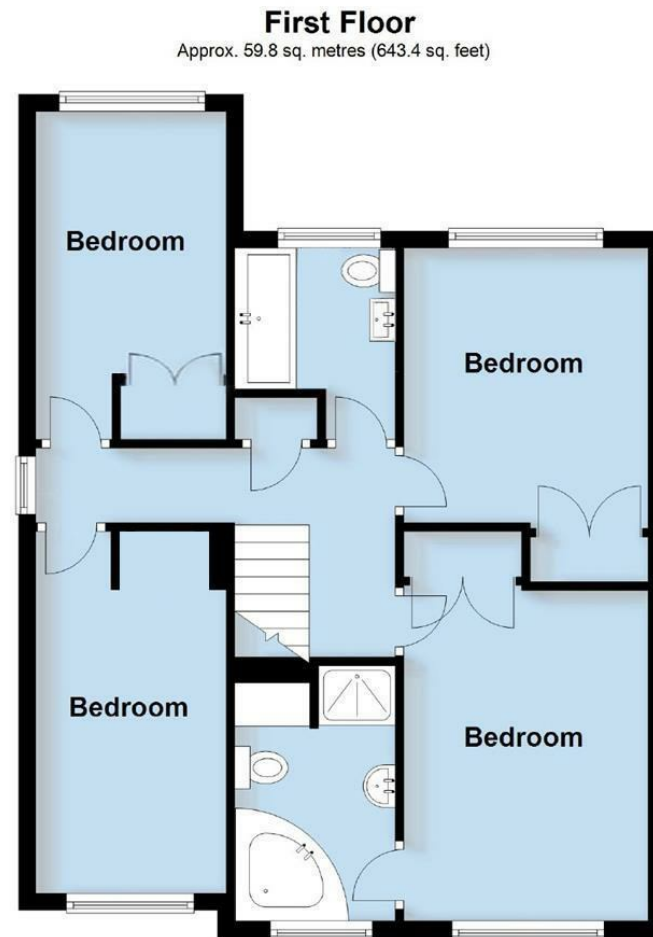
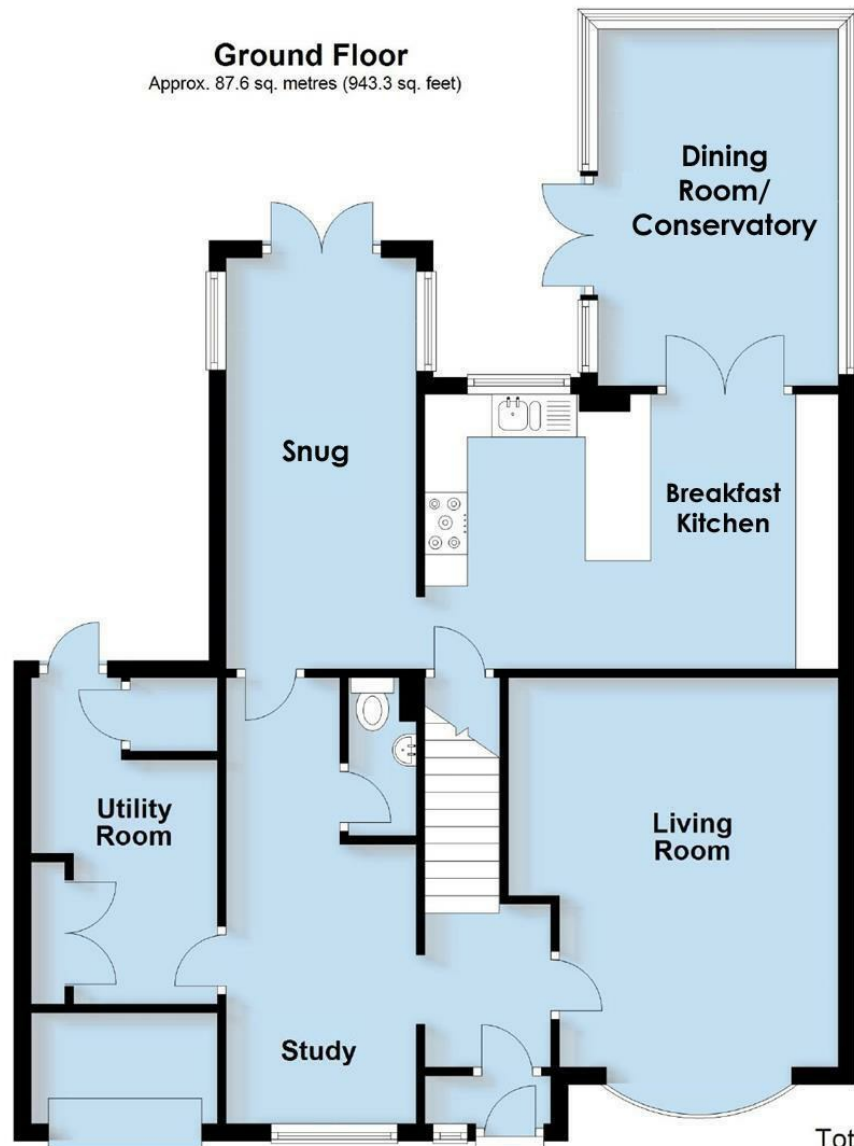
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



Total area: approx. 147.4 sq. metres (1586.7 sq. feet)