

ehB
RESIDENTIAL

Your Property - Our Business



15, St Marys Mews, Cubbington, Leamington Spa



An excellent opportunity to acquire a most impressive executive detached family residence providing well-appointed spacious four double bedroom and three bathroom accommodation including three reception rooms, open plan living kitchen arrangement, in particularly pleasant position on the periphery of this recently constructed development within the well regarded village of Cubbington.

[St Marys Mews](#)

Forms part of the highly successful development constructed approximately three years ago by Bellway Homes on the periphery of the ever popular Cubbington

village. The location being ideally sited for access to a good range of local facilities and amenities including local shops in Cubbington village centre, schools for all grades, a variety of recreational facilities including being very close to open countryside. Since its original construction, this particular development has proved to be exceptionally popular.

ehB Residential are pleased to offer 15 St Marys Mews which is an impressive executive detached family residence built to the attractive 'Magnolia' design by Bellway Homes in 2022, providing gas centrally heated and sealed unit double glazed four bedroom and three

bathroom accommodation which also features an impressively fitted open plan dining/kitchen and three additional reception rooms. The property is particularly well sited on the periphery of the development with good size garden, ample car parking, larger than average garage and has been maintained from new by the present owners to a particularly high standard throughout. The agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

[Open Porch](#)
Leads to...





Reception Hall

With Amtico herringbone patterned flooring, staircase off, concealed radiator, cloaks cupboard.

Cloakroom/WC

With pedestal basin with mixer tap, tiled splashback, low flush WC with concealed cistern, radiator, extractor fan.

Lounge

15'6" x 11'9" (4.72m x 3.58m)

With radiator and TV point.

Study

8'6" x 9'9" (2.59m x 2.97m)

With radiator.

Family Room

10'10" x 10'6" (3.30m x 3.20m)

With Amtico herringbone patterned flooring with twin French doors and side panels overlooking rear garden, downlighters, radiator, open to the...

Comprehensively Fitted Dining/Kitchen

16'9" x 10'6" (5.11m x 3.20m)

With matching flooring and extensive range of attractive light grey face base cupboards and drawer units with complimentary granite work surfaces and returns, three quarter height unit and high level cupboards, matching peninsula breakfast bar, built-in dishwasher, fridge freezer,

oven and microwave, four ring ceramic induction hob unit with extractor hood over, inset single drainer, one and a half bowl stainless steel sink unit with mixer tap, concealed pelmet lightning, downlighters.

Utility Room

6'5" x 5'3" (1.96m x 1.60m)

With matching range of base cupboard and drawer units, granite work surfaces and returns, high level cupboard incorporating gas fired central heating boiler and programmer, stainless steel sink unit with mixer tap, built-in washer/dryer and glazed panel side door.



Stairs and Landing

With access to roof space, airing cupboard with lagged cylinder and immersion heater, linen cupboard, radiator.

Bedroom

12' x 12' (3.66m x 3.66m)

With radiator.

En-Suite Shower Room/WC

With half tiled walls, matching Amtico flooring, tiled oversized shower cubicle with integrated shower unit, wash hand basin, mixer tap, low flush WC, concealed cistern, chrome heated towel rail, recess with spotlights.

Bedroom

8'4" x 14'4" (2.54m x 4.37m)

With radiator.

Family Bathroom/WC

7' x 8'3" (2.13m x 2.51m)

With white suite comprising panel bath with mixer tap and tiled surrounds, shower over bath and screen, wash hand basin with mixer tap, low flush WC with concealed cistern, matching Amtico flooring, chrome heated towel rail, downlighters, extractor fan.

Bedroom

8'9" x 12'3" (2.67m x 3.73m)

With radiator.

Master Bedroom

14' x 10' (4.27m x 3.05m)

With three double wardrobes with hanging rail and shelves, radiator.

En-suite Shower Room/WC

8' x 4' (2.44m x 1.22m)

With oversized tiled shower cubicle with integrated shower unit, wash hand basin, low flush WC with concealed cistern, half tiled walls, matching Amtico flooring, downlighters, extractor fan.

Outside

The property is pleasantly situated at the head of a



cul-de-sac having open front aspect with dense mature foliage screen, with tarmac drive providing ample car parking for two/three cars leading to...

[Detached Brick Garage](#)

20'6" x 10" (6.25m x 3.05m)

With up-and-over door, electric light, power point, storage facility within the eaves.

Pedestrian side access to the rear garden.

[Rear Garden](#)

Being good sized principally laid to lawn, bounded by close bordered fencing with paved patio.

[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.

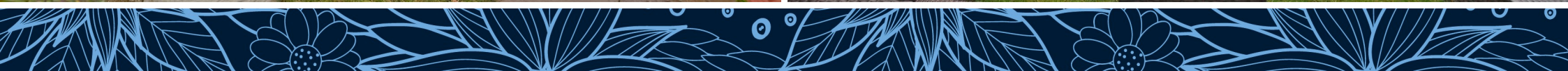
[Council Tax](#)

Council Tax Band F.

[Location](#)

CV32 7NS







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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 plus) A		94
(81-91) B	85	
(69-80) C		
(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