

## CUBBINGTON ROAD, LEAMINGTON SPA CV32 7AQ



### A STUNNING VICTORIAN VILLA IN A PRIME NORTH LEAMINGTON LOCATION.

- IMPRESSIVE VICTORIAN MID TERRACE VILLA
  - CHARACTER FEATURES
  - GREAT SCHOOL CATCHMENTS
    - NORTH LEAMINGTON
      - NEW KITCHEN
      - NEW BATHROOM
- LARGE OFFICE TO REAR OF GARDEN 16X8
  - LARGE RECEPTION ROOMS
  - THREE DOUBLE BEDROOMS
  - IMPRESSIVE MASTER EN-SUITE

4 BEDROOMS

OFFERS IN THE REGION OF £630,000

A quite outstanding mid terraced villa of immense style and character which has been sympathetically modernised, improved and extended to an exceptionally high standard to incorporate a high level of modern appointment with much of the original character to provide spacious four bed roomed and two bathroomed accommodation in a highly regarded north Leamington Spa location.

Originally a 5 bedroom terrace, the current owner has reconfigured the house to great effect, although should the new owners require the extra bedroom space, it would be easy to revert back to the original floorplan.

This charming Victorian Villa offers extensive living accommodation throughout. Greeted by a spacious entrance hallway which provides access into two generously sized reception rooms, kitchen/dining room and basement/cellar area. The front living room benefits from fantastic high ceilings and a large bay window. The second reception room remains an impressive room with character features. The kitchen/dining area is the real showpiece of the property and needs to be seen to truly appreciate the improvements the current owner has made.

The first floor boasts an exceptional bathroom with a handy utility room adjacent. Two fantastic sized bedrooms with wonderful high ceilings and character features complete the first floor.

Another showpiece of this Villa is the impressive master en-suite on the second floor. Originally two double bedrooms the current owner has impressively switched to a master en-suite, which again like the kitchen needs to be viewed to be truly appreciated.

To the rear there is a good sized professionally landscaped rear garden with a beautifully Cedar Clad Office that is accessed via a private lane to the rear of the property.

### **Cubbington Road**

Cubbington Road is only a very short walk to Leamington town centre and all the town has to offer. It also offers fantastic school catchment opportunities through North Leamington School and Telford Primary School. The road itself has evolved over the years and now has an abundance of local amenities, from shops, grocery stores, petrol station and a local community pub. This is a very popular North Leamington location.

### **The Property**

An imposing Victorian Villa with magnificent charm. The current owner has revamped this property significantly and skillfully. Having landscaped the garden, there is now an office converted from the original garage. The property has a tremendous kitchen/diner and converted cellar, which is now a cinema room. High ceilings and spacious rooms are a theme with this striking property and the finished product needs to be seen to be appreciated.

### **Front**

Accessed via a secure private gate and small front courtyard garden, with private pathway leading to porch and front door.

### **Entrance Hallway 25'11" x 5'9" (7.90 x 1.77)**

A spacious and welcoming hallway giving access to the two reception rooms, basement, first floor stairs and the extended kitchen area. With radiator, light point to ceiling and karndean flooring.

### **Living Room 13'5" x 13'2" (4.09 x 4.02)**

Impressive high ceilings and double glazed bay window to front make this a sight to behold. With light point to ceiling, radiator and gas feature fire.

**Dining Room 12'9" x 11'4" (3.91 x 3.47)**

Benefiting from further characterful features, light point to ceiling, high ceilings, radiator.

**Dining Kitchen 19'8",187'0" x 10'9" (6,57 x 3.30)**

A superb new kitchen that has recently been installed to modern chic effect, impressive double glazed windows to rear and double glazed skyline windows, this is not an area lacking in light. Further light coming via double glazed patio doors to side aspect, allowing access to the landscaped garden. Kitchen breakfast bar and further area for dining table and further seating make this a fine social hub of the villa.

**Cinema Room/Potential Bedroom Four**

A substantial basement area that the current owner has drastically improved from when they inherited it. They have recently tanked the cellar to create a cinema room, whilst there is still other chambers that can be used for extensive storage space. Also provides potential option for a fourth bedroom.

**Family Bathroom 10'10" x 9'10" (3.313 x 3.001)**

A superb bathroom, fitted and to great charm and quality. With double glazed window to rear elevation, radiator, light point to ceiling, vanity sink unit with storage, low level WC, walk in electric power shower and free standing roll top style bath.

**Utility Room 6'11" x 5'5" (2.119 x 1.668)**

A very handy space for white goods with radiator and light point.

**Bedroom Two 17'6" x 11'5" (5.34 x 3.48)**

Fabulous high ceilings and characterful features embody this bedroom, double glazed window to front aspect, light point, radiator and built in wardrobe space.

**Bedroom Three 12'10" x 11'4" (3.92 x 3.47)**

Further high ceilings, feature fire place, double glazed window to rear aspect, radiator and light point round off another pleasing room.

**Master-En Suite 17'6" x 11'6" (5.35 x 3.52)**

A further renovated and newly refurbished room in this villa. Previously two smaller bedrooms, the current owner has reconfigured this room to fantastic effect. Now incorporating a good sized double bedroom with a very generous sized modern en-suite. Bedroom has fantastic light coming through via double glazed velux windows, light point and radiator.

**En-Suite 12'10" x 11'5" (3.93 x 3.48)**

Modern effect en-suite with tiled floor, double glazed window to rear aspect, walk in shower, vanity sink unit with storage and low level WC.

**Rear Garden**

Beautifully landscaped rear garden, great size and unusual for a terraced villa, with access to the back road and the new office.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.



**Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information, alternatively you can contact Jason Francis on 07973897543 direct.

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**GENERAL INFORMATION****Services**

Mains water, gas and electricity are believed to be connected to the property.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

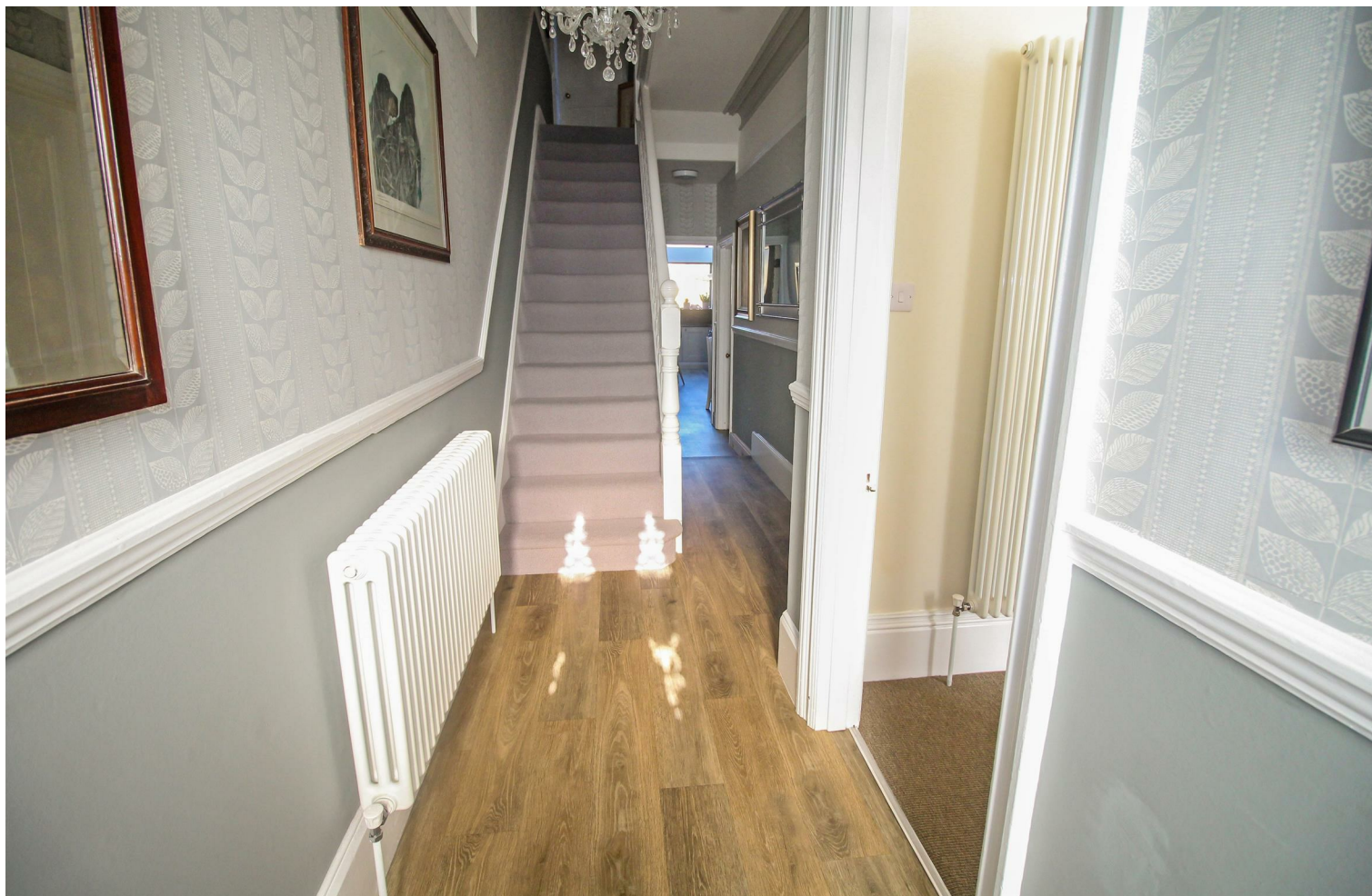
**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Viewings**

Strictly by appointment through the Agents on (01926) 430553





























Total area: approx. 192.4 sq. metres (2071.4 sq. feet)

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>		
(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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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