



HIGH VIEW ROAD, CUBBINGTON

complete ●●●  
SALES & LETTINGS



“There is lots of extra character with this Victorian terraced with ceilings going into loft space like here with Velux windows and high shelving. What’s really cool is you have two en-suite to the two double bedrooms”



Presenting an exquisitely designed Victorian terrace, set over 3 floors nestled in a cul-de-sac in Cubbington a village, located to the North East of Leamington Spa. Access to good local schools. The property exudes elegance with two reception rooms, a finely appointed kitchen, two utilities, and a convenient guest WC. Upstairs is two double bedrooms, both accompanied by en-suite facilities- one in a loft conversion. Beyond, a meticulously landscaped rear garden unfolds, complemented by a substantial shed for versatile usage. A true blend of style, convenience, and village charm awaits within these walls.



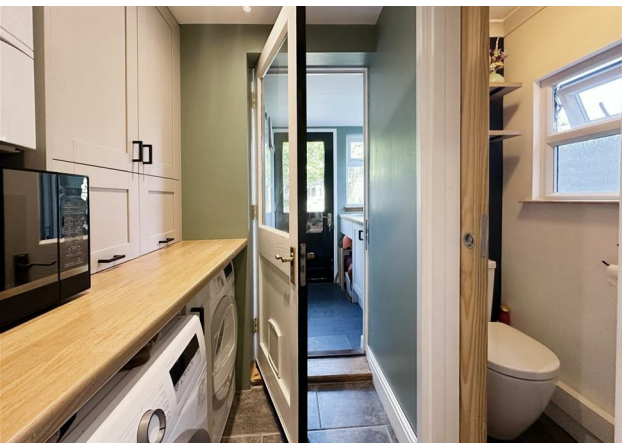
#### Description

##### Front

Picket fence, open gate with block paved frontage and timber storm porch leads to the composite entrance door.

##### Lounge

Cosy living room with a wood-burning stove on a brick hearth, a uPVC double glazed window to the front elevation, wall lighting, fixed shelving, and a three column traditional white radiator. Open door way through to an inner vestibule, which has a door to the under-stairs storage cupboard with electric consumer unit. Timber door to the dining room.



##### Dining Room

With timber effect laminate flooring, two column traditional tall white radiator, open fireplace with tiled hearth and painted timber surround. There is a bespoke fitted cupboard with draws and fixed shelving. A features painted wall, glazed door to the stairwell to the first floor. UPVC double glazed door through to the garden and open doorway through to the kitchen. Down-lighting and coving to the dining room.

##### Kitchen

Stylish dove grey kitchen with black handles with oak worktops which includes a fitted oven with a five ring gas hob, with green glass splash-back with large extractor hood with LED lighting over. There is a big ceramic bowl sink, drainer and chrome mixer tap, there is a dishwasher fitted, fitted under-counter fridge, there is under-counter lighting, a uPVC double glazed window, large larder cupboard with pull-out shelving and open doorway through to utility. Tiled flooring with a kick space heater and skirting board drawers.



##### Utility

With a continuation of the top flooring, timber effect worktop with two of grey fitted units above and pull out. Cracking below. Space and plumbing for washing machine, space for a dryer. Valiente gas fitted gas combination boiler. Sliding timber door through to the guest WC. Half glazed door to secondary utility.

##### Utility Two

Timber effect worktop, with round sink and chrome surface mounted mixer tap. There is two grey fitted cupboards, space for an upright fridge freezer, large fitted storage cupboards. There is a wall light, uPVC double glazed windows to the rear & side and timber glazed door through to the garden.

##### Landing

Mini landing with down-lights and timber doors to the both bedrooms



##### Bedroom One

Spacious double bedroom with vaulted ceiling that has a Velux window, tall traditional white two column radiator, built-in shelving, down-lighting, traditional three column radiator below a uPVC double glazed window overlooking the rear garden. There is timber built double wardrobe and timber door and steps to the en-suite.

##### En-suite

Stylish four piece en-suite with glass door to the walk-in shower enclosure with mains thermostatic rain-head shower with handheld attachment. There is a deep one person corner bath with chrome mixer tap, corner toilet, handbasin with oak vanity storage and



mixer tap. Timber effect click vinyl flooring, pull out storage rack, tiling to water sensitive areas, down-lights, wall light above mirror, chrome towel radiator and a uPVC double glazed window.

#### Bedroom Two

A double bedroom with a uPVC glazed window to the front elevation, traditional two column white towel radiator, coving, wardrobe with sliding mirror door, and built-in shelving. There is a staircase leading to the en-suite. There is a full-size door to the eaves storage on the stairs- which is fully boarded and has lighting

#### En-Suite

Bifold glass shower screen is it fully tiled shower and closure which is thermostatic mains shower. There is a useful shelf with surface mounted ceramic sink with mixer tap. It's down-lighting, concealed waste toilet with chrome flush pushbutton. There is a wall lighting, chrome towel, radiator, and Velux window

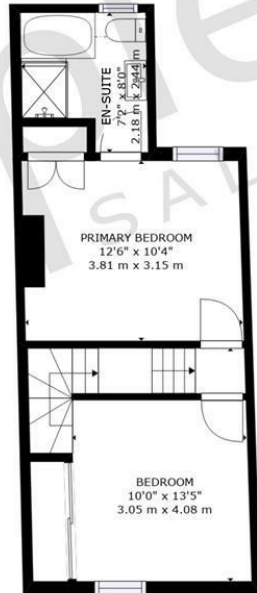
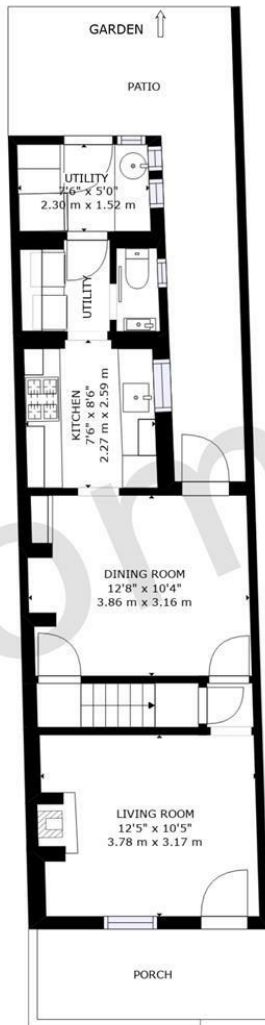
#### Rear Garden

Mature landscaped garden with lots of block paving and a rockery area. Plenty of planting and a circular block paved area and a lawn with stepping stones to further patio at the rear. There is plenty of border planting. They are timber sleeper raised bed in boxes, decked area with balustrade. The garden is enclosed with timber fencing. Painted timber shed which is quite large with power and lighting. Canopy walkway to the timber gates for access to the rear passage. Wood store and lighting.

#### Location

This property is positioned just off Rugby Road, close to Telford School in Cubbington a popular North/East Leamington Spa, located in a quiet cul-de-sac position. Being close to the town center of Leamington Spa of which has a range of further state, private and





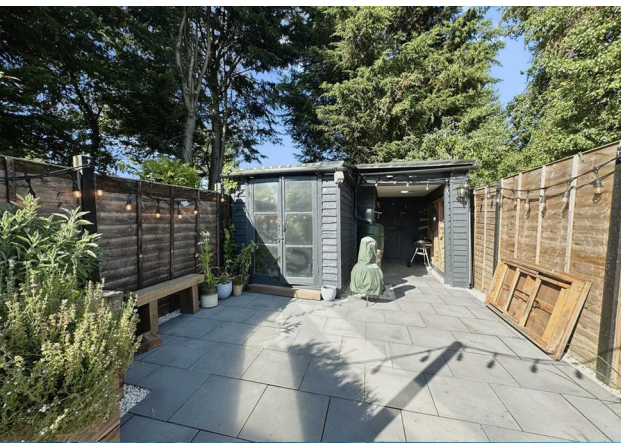
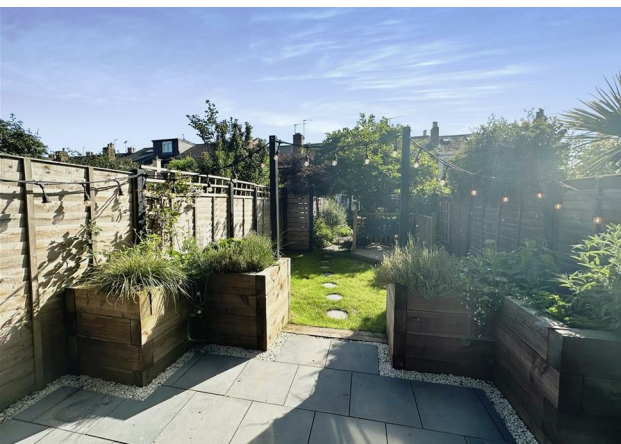
FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 455 sq. ft, 42 m<sup>2</sup>, FLOOR 2: 353 sq. ft, 33 m<sup>2</sup>  
 FLOOR 3: 88 sq. ft, 8 m<sup>2</sup>, EXCLUDED AREAS:  
 PATIO: 179 sq. ft, 17 m<sup>2</sup>, PORCH: 69 sq. ft, 6 m<sup>2</sup>  
 REDUCED HEADROOM BELOW 1.5M: 16 sq. ft, 1 m<sup>2</sup>  
 TOTAL: 895 sq. ft, 83 m<sup>2</sup>

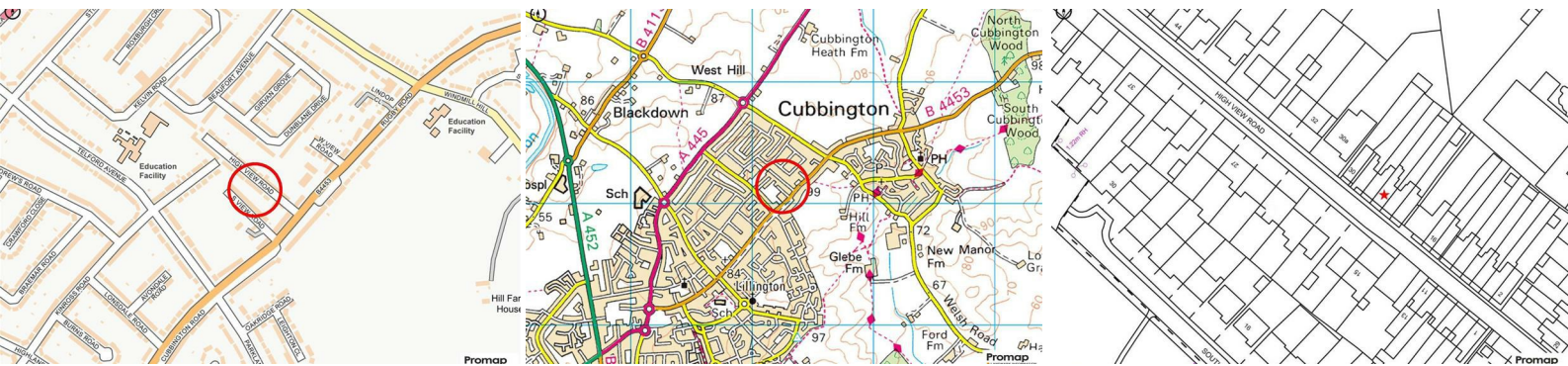
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



grammar schools in the area to suit most requirements including grammar schools at Warwick Boys as well as Warwick Prep and Kings High School for Girls in Warwick. The town has a popular array of bars, cafe and boutique shops on offer. Also, the property is ideally situated for the commuter, with the A46 and the M40 close by. There is an excellent rail service from Leamington station and Warwick Parkway with trains running to both Birmingham and London Marylebone.



- Victorian Terrace
- Two Double Bedrooms
- Two Reception Rooms
- Large Shed & Log Store
- Kitchen & Two Utilities
- Cubbington Village
- Two En-Suites
- Nice Landscaped Garden
- Log Burner
- Guest WC



## HIGH VIEW ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	80
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	

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