



## The Elms, Leek Wootton, Warwick

Offers In The Region Of £1,050,000

- Four Double Bedroom Detached House
- Magnificent Rear Garden Of 0.9 Of An Acre
- Study/Snug With Additional Study
- Four Double Bedrooms, En-suite And Family Bathroom
- Warwick District Council - Tax Band G
- Sought After Village Location
- Lounge And Separate Dining Room
- Breakfast Kitchen And Utility
- Energy Rating D
- No Onward Chain

A spacious four double bedroom detached property set in approximately 0.9 of an acre in a sought after village location.

Situated within an exclusive cul-de-sac and sympathetically constructed to a high standard in 1984, this attractive home benefits from sitting room, dining room, breakfast room/kitchen, two studies – ideal for home working – utility area, downstairs cloakroom and entrance hall. Off the first floor landing are four double bedrooms, one with en-suite shower room and the main family bathroom. It boasts a double garage, off road parking to the front for three/four vehicles.

A real feature of the property is the large garden. Divided into two sections, the first being set out with mature plant beds and lawn with outside seating area and summer house. The second section is low maintenance with natural grass and mature trees including fruit trees.

The property is offered for sale in good condition with, gas fired central heating and double glazing throughout.

This lovely home is located in the highly regarded village of Leek Wootton. The property is within walking distance to The Anchor public house, All Saints Church, All Saints Church of England primary school, Leek Wootton Sports Club and The Warwickshire Golf and Country Club.

The property is well placed for the local towns of Leamington Spa, Kenilworth, Warwick and Leamington Spa, with a wider range at Coventry and Stratford-upon-Avon.

There is an excellent range of state, private and grammar schools in the area, including Crackley Hall School, Abbotsford School in Kenilworth, and Warwick Foundation Schools. In Leamington, there is Kingsley School for Girls, Arnold Lodge School, and King Henry VIII and Bablake schools in Coventry.



Council Tax Band: G



## Approach

Over a tarmacadam and block edged driveway, attractively bordered with grass and trees and plants, to a hardwood panelled door with leaded and glazed inset with Yale and mortice lock into the

## Reception Hall

With inset matting, three wall lights, useful cloaks cupboard with hanging rail, stairs rising to the first floor with open under stairs storage area, door to the

## Cloakroom

Low level w.c., hand basin with tiled splash back, tiled floor, extractor fan and alarm control pad.

## Lounge

14'3" x 18'2"

Exposed brick Inglenook fireplace with oak beam and lighting with wood burning stove and raised quarry tiled hearth, wall lights, large window, TV point.

## Dining Room

13'7" x 11'1"

French doors opening onto the patio with views down the garden, wall lights, double glazed window, hatch to the kitchen.

## Snug/Study

6'9" x 6'11"

Ceiling light, shelving, broadband/phone point.

## Kitchen/Breakfast Room

13'7" x 10'0"

Fitted with a range of original wood fronted matching base and wall units with rounded edged work surfaces with one and a half bowl stainless steel sink with chrome mixer tap, integrated Neff fan assisted oven with grill and four ring gas hob with extractor hood, ceramic tiled splash backs, vinyl floor, downlighters, window overlooking garden, space for breakfast table, door to the

## Utility Area

L shaped utility with a range of matching pine fronted base and wall units with rounded edged work surfaces with single bowl stainless steel sink, space and plumbing for washing machine, dryer, dishwasher, floor mounted Potterton Kingfisher boiler servicing the central heating and hot water, stable style door with stained glass inset to garden, door to double garage, door to

## Study/Store

5'6" x 8'8"

Built in office furniture, window overlooking garden, phone point, access to roof void.

## First Floor Landing

Velux window on the stairs, window to front, access to insulated and boarded loft space with retractable ladder and lighting, airing cupboard with a light, a lagged copper hot water cylinder and slatted shelving.

## Principal Bedroom

10'11" x 15'7"

Window to front, dressing area with two sets of double door built in wardrobes with hanging and shelves, eaves storage, door to

## En-suite

Low level encased wc, vanity wash hand basin with chrome mixer tap, walk in shower enclosure with mains fed shower, plentiful built in storage, Velux roof window, heated chrome towel rail, ceramic tiled floor and walls.

## Double Bedroom Two

15'5" x 15'3"

Windows to front and rear, built in double wardrobe with hanging and shelf, eaves storage.

## Double Bedroom Three

13'9" x 11'2"

Window to rear, built in double door wardrobe with hanging and shelf.

## Double Bedroom Four

11'0" x 15'1"

Window to rear, built in single wardrobe with hanging and shelf.

## Bathroom

With a three piece suite with low level wc, pedestal wash hand basin, pine panelled bath with shower over bath with glazed screen, ceramic tiling to floor and walls.

## Double Garage

19'5" x 15'3"

Integral double garage with remote controlled electric up and over door to the front, power and light connected, alarm control pad, window to side, electric isolation panel.

## Rear Garden

Beautiful, mature and well maintained garden of approximately 0.9 acre divided into two; firstly with a full width patio with secure gated access to either side of the house, two timber sheds, summer house with power, light and telephone point, mainly laid to lawn with beds stocked with an array of shrubs and plants; secondly, separated by a hedge, a further area of lawn with a large number of mature trees including apple, plum and pear.

## Front

To the front of the property is a tarmacadam and block edged driveway with parking for three or four cars, inset lawn with mature shrubs and plants.

## Tenure

The property is Freehold.

## Services

All mains services are connected.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

54 Mbps

Satellite / Fibre TV Availability

BT

Sky

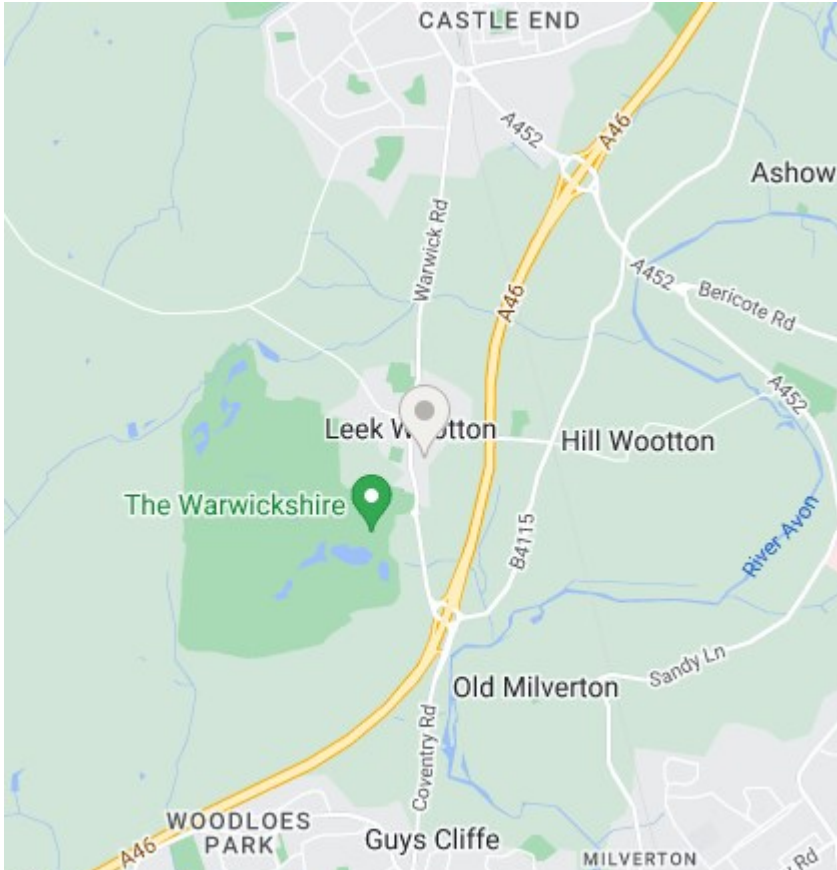
Virgin

## Fixtures And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.





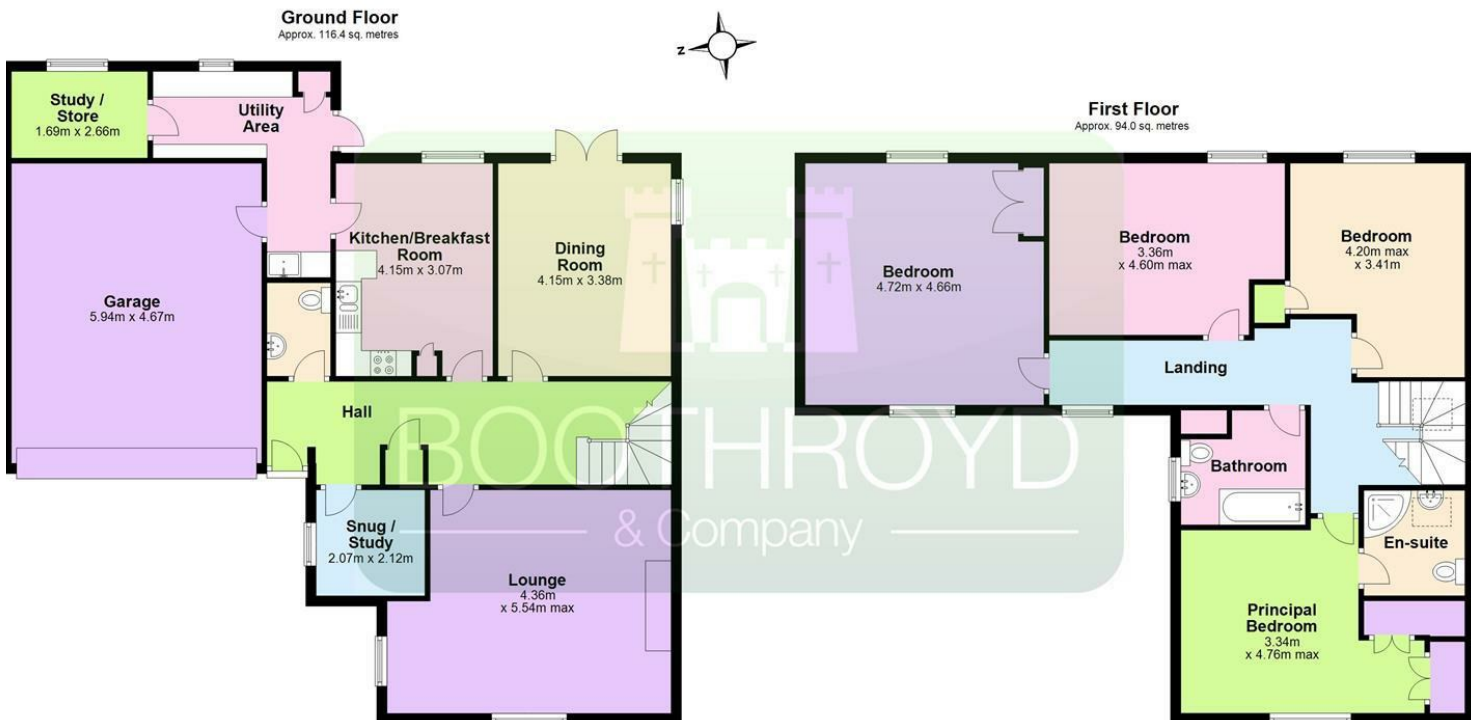


## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>64</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	



Total area: approx. 210.4 sq. metres