



CLOISTER CROFTS, NORTH LEAMINGTON

Country Homes- Cottages- Barn Conversions- Period Properties- Unique Properties- Equestrian- Land Valuation- Farms

the **platinumcollection**

HOUSES OF DISTINCTION...





The Platinum Collection- Set in a highly sought-after area of Leamington Spa, Cloister Crofts is a gentle tree-lined road within walking distance of all that this beautiful Regency spa town has to offer. With lovely extensive south facing gardens, this four bedroom detached family home boasts flexible and versatile accommodation which has been re-configured by the current owners to create light spacious living. There is a large reception hallway, study, ground floor shower room, dining room, a fully fitted and spacious family kitchen, larger than average utility room, en-suite & dressing room to master, second en-suite and family bathroom.

View the interactive virtual tour & unique 'dolls house' model- copy the link- <https://my.matterport.com/show/?m=cEPbMqGKhc9>

Entrance Hall

Attractive oak front door with matching double glazed oak windows lead into the spacious hall, doors to study and dining room. Mock oak beams to ceiling, with a staircase leading to the first floor, oak laminate flooring that finishes off this light space. The passage goes through the middle of the house to uPVC double glazed full height windows that let in the southern aspect views and sunshine. Glazed doors lead to the kitchen and lounge. There is a coat storage cupboard.

Study

A leaded uPVC double glazed window to the front, timber shelving, two mock oak beams, radiator and a door to;

Ground Floor Shower Room

Fully tiled walls and floor, open shower with electric shower and pull across curtain, sink and a WC. Two uPVC double glazed leaded windows and a radiator.

Dining Room

Large dining room with adequate space for a decent sized table, box uPVC double glazed bay to the front. Two mock oak beams, large radiator, fireplace with gas fire, two glazed French door to;

Extended Lounge

An imposing room with vaulted ceilings. With a central 'log burner' effect modern gas fire, two double glazed windows either side, large French doors to the garden with a further slim double glazed window. Four radiators.

Family Dining Kitchen

A stylish oak kitchen has been fitted with contrasting granite work-tops, breakfast bar with engraved drainer to the one & half bowl Range Master sink with brushed chrome mixer tap, pop up electrics and space for seating. The rest of the kitchen comprises of cupboards and drawers with a built in dishwasher, Neff microwave, Neff steam oven, space for a large range cooker with an extractor over and stainless steel back-splash. Space and plumbing for an American fridge with water and ice dispenser, wine rack over. Tiled flooring with under-floor heating leading to sitting area, dining table area and large sliding patio doors with great views of the impressive garden. There is a storage cupboard built into the wall with two Valliant gas boilers.

Utility

'The size of most kitchens' This utility has a range of cupboards and drawers with work-top and one & half bowl sink. Space and plumbing for a washing machine and dryer. Built-in dishwasher, uPVC double glazed window and door to the side.

Split level-Landing

landing with split level- stairs lead up to, door to;

Bedroom Three

With double glazed window, radiator.

Master Bedroom Suite

Master to the rear of the house with great views over the rear south facing garden, uPVC double glazed window and a radiator. Door to;

Dressing Room

There is a uPVC double glazed window to the rear, radiator, loft hatch with integral ladder leads to plentiful loft space that is fully boarded. Door to;

En-Suite Jacuzzi Bathroom

Re-Fitted to include oak flooring, down-lighting, double size walk-in shower with rain-head shower and hand-held hose and a thermostatic shower, oak effect storage cupboard, Jacuzzi bath with mixer tap and hand-held shower attachment, WC and hand-basin with mixer tap. Double glazed leaded window, tiled back-splash and towel radiator.

Bedroom Two

With high ceilings, views through the double glazed window of the rear garden, radiator and door to;

Second En-Suite

Fitted with a hand-basin, WC, quadrant shower enclosure with thermostatic shower. Radiator, uPVC double glazed leaded window to the front and storage cupboard.

Bedroom Four

Leaded uPVC double glazed window and a radiator.



Bathroom

Tiled bathroom with p-shaped bath, curved shower screen and thermostatic shower, WC, hand-basin, two leaded uPVC double glazed windows and a radiator. Cupboard housing the immersion tank.

Rear Garden

A most picturesque and tranquil rear garden with a superb extensive lawn that is well secluded with a variety of mature trees and well stocked herbaceous shrubs borders. Patio area. Gated access to the front.

Tandem Garage

2.7m x 9.5m (8'10" x 31'2")

Tandem garage with power and lighting. Eaves storage and and up-and-over door.

Parking & Front

Large block paved curved drive for parking several cars, with lawn and hedgerow. Copper Beech tree. There is lighting on sensors next to the open porch with painted white beams.

Location

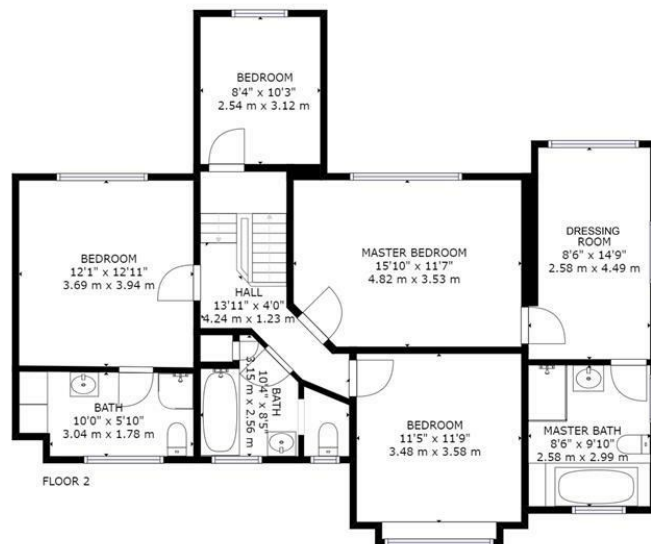
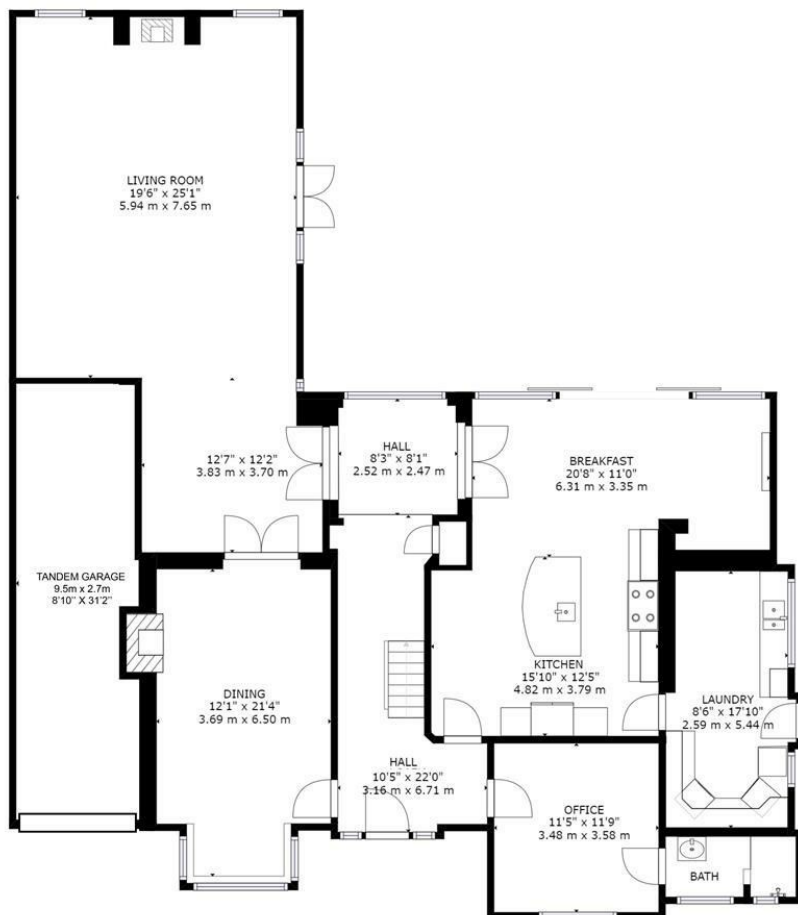
Set back amongst stunning individual detached properties along this tree lined road. Very popular and very rare to find a property like this come to market with a huge south facing garden. North Leamington proves very popular and this road is seen as one of the most desirable. Access to local towns is easy with main road links nearby and rail station only minutes drive with trains to London in just over one hour. Leamington has a wealth of regal properties, cafés, restaurants and bars to enjoy amongst great shopping and beautiful parks all within a walk from this property. School catchments for this property are second to none falling within many private and state schools.

Sellers Comments

"We bought our house twelve years ago. When we did so it was occupied by a number of students and was in a poor state of repair, but we saw the opportunity to turn it into a lovely family home. It took us two years to add our touch and turn it into the house and garden you see today and one that we love.

Developing the garden from the wilderness we inherited to what we have today has been a challenge and also a pleasure. With it being south facing, it is a constant delight to enjoy the view, also to have a barbecue in the sunshine and to entertain friends and family. We have thoroughly enjoyed living at 16 Cloister Crofts."





GROSS INTERNAL AREA
 FLOOR 1: 1959 sq ft, 182 m², FLOOR 2: 1032 sq ft, 96 m²
 TOTAL: 2991 sq ft, 278 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Need to Sell Your Home?

The **Platinum Collection** is a premium marketing package from Complete for the distinguished homes with stunning brochures, staff with over 50 years experience in upper market property, great Internet coverage and fully accompanied viewing's.

Give your home every chance of selling

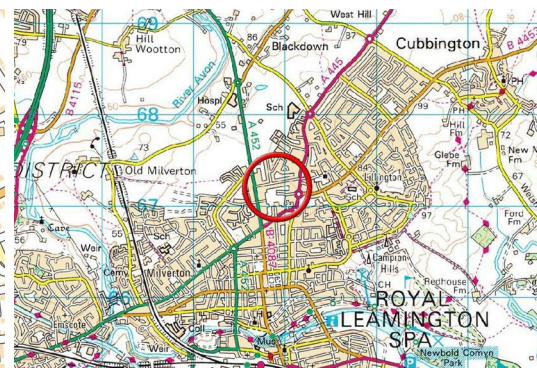
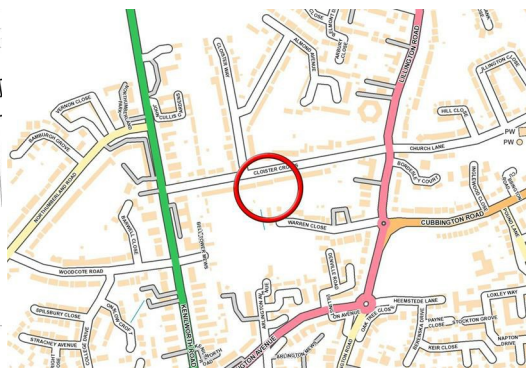
The **Platinum Collection** range from Complete Estate Agents aims to bring you the finest selection of homes from Warwickshire, Northamptonshire and Leicestershire. Each of the **Platinum Collection** properties has been listed by a senior member of staff who will be able to furnish you with any particular aspect of the property and the surroundings. The head office is based at Rugby with Haydn Yemm & Brian Williams leading the Collection team. If you wish to be placed on the register for collection properties, then you will be contacted at the earliest opportunity by telephone or email to advise of new properties coming to the market. The aim of the collection is therefore to provide a very specialised and personal service from dedicated and knowledgeable members of staff.

**Contact us to arrange a free market appraisal on
 01926 887723**



- Extended Detached
- Large Mature Garden
- Spacious Living Room
- Utility Room
- Four Bedrooms

- Premier North Leamington
- Study
- Family Kitchen
- Off Road Parking & Garage
- Four Bathrooms



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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(B2 plus) A	
(81-91) B		(B1-B1) B	
(69-80) C		(B2-B1) C	
(55-68) D		(D2-D1) D	
(39-54) E		(D2-D1) E	
(21-38) F		(F1-F3) F	
(1-20) G		(G1-G3) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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