





A modern attractive individually styled and well proportioned four double bedroomed detached family home situated on this prime elevated spot within the centre of Princethorpe, boasting large front and rear gardens.

Upfield

Comprises an individual elegant detached family home. The property was constructed for the current owners to provide thoughtful and well laid out accommodation that also offers a high degree of flexibility. The property has been constructed tastefully and sympathetically to its surroundings and sits well within its large plot.

The property offers a large sitting room and a flexible living/dining/family room together with a snug on the ground floor, four spacious and well planned bedrooms on the first floor and a useful attic space across the top of the property.

Adjacent to the property is a good sized double garage with office/studio over. Viewing highly recommended.

The property is approached via a timber framed entrance door with double glazed window giving access to...

Entrance Hallway

With two timber framed double glazed windows, radiator, timber flooring and ledge and braced doors through to the principal reception areas.

Sitting Room

12' x 24'3" plus bay (3.66m x 7.39m plus bay) With feature inglenook fireplace with attractive herringbone brickwork to rear and wood burner set on, down lighter points to ceiling, three timber multi paned double glazed windows, three radiators, timber skirting and flooring. Doors opening through to...

Kitchen/Dining/Family Room

Being open plan and yet forming two distinctive areas.

Kitchen Area

Comprehensively fitted with a range of cream shaker style base and wall units with contrasting working surface over, stainless one and a half bowl sink drainer unit with mixer tap, four point Neff stainless steel hob with filter hood over and oven to side, concealed large refrigerator, space and plumbing for dishwasher, radiator and tiled floor, down lighter points to ceiling, multi paned timber framed window to front elevation, door to cellar.

Dining/Family Area to rear

With double glazed timber framed doors to patio, radiator, continuation of down lighters, fitted book shelving with cupboard.

Inner Hallway





With staircase rising to first floor, useful under stair cloaks cupboard, radiator, continuation of tiled flooring. Door to..

Snug

12'2" x 8'8" (3.71m x 2.64m) With two timber framed multi paned double glazed windows, radiator.

Utility

11'2" x 7'3" (3.40m x 2.21m) Fitted with matching units to the kitchen to comprise; base cupboard with sink over and working surface. A variety of other storage cupboards, space and plumbing for washing machines, space for tumble dryer, space for freezer, splash back tiling, two timber framed multi paned windows, Glow.Worm boiler, door to rear porch and radiator.

Ground Floor Cloakroom

Fitted with low level WC, wash hand basin set into tiled plinth with splash back tiling, timber framed double glazed window to rear elevation, radiator, continuation of tiled flooring.

Rear Porch

With timber framed double glazed windows and matching door, radiator, continuation of tiled flooring leading to outside.

Cellar

10'11" x 11'6" (3.33m x 3.51m) Approached via a ledge and braced door, with step leading down to...

First Floor Landing

With multi paned timber framed double glazed window to side elevation, radiator, linen cupboard, further radiator and staircase rising to attic space.

Bedroom One (Rear)

17'8" x 10'6" plus dressing corridor (5.38m x 3.20m plus dressing corridor) With three timber framed multi paned windows offering dual aspect overlooking the adjacent primary school, the garden and fields beyond, two radiators, wall

light points, dressing corridor with radiator, down lighter points, comprehensive range of doors to fitted wardrobes and storage. Door to...

En-Suite Shower Room

Fitted with a white suite to comprise; low level WC, wide winged wash hand basin set into vanity cupboard with mono mixer and large shower cubicle, full splash back tiling and tiled floor, timber framed double glazed window to rear elevation with views over garden, radiator, towel rail.



Bedroom Two (Front)

14'7" to front of fitted wardrobes x 10'1" (4.45m to front of fitted wardrobes x 3.07m) With two timber framed multi paned double glazed window to front elevation, two radiators, two sets of double doors to fitted wardrobe with a variety of hanging and shelved areas, wall light points.

Bedroom Three (Front)

11'3" x 13'5" (3.43m x 4.09m) With two timber framed multi paned double glazed windows giving dual aspect, two radiators, wall light points.

Bedroom Four (Front)

11'3" x 8'8" (3.43m x 2.64m) With two timber framed multi paned windows offering dual aspect, down lighter points to ceiling and radiator.

Family Bathroom

Fitted with a white suite to comprise; low level WC, wash hand basin set into tiled plinth with vanity cupboard below, bath with wall mounted shower and control over, splash back tiling, large radiator towel rail, timber framed double glazed window to rear elevation, tiled floor.

Staircase rising to attic space with timber framed double glazed window to side elevation, landing giving access to store cupboard and airing cupboard and double doors to attic space.

Store Cupboard

11'2" x 4'3" (3.40m x 1.30m) Note angled ceiling lines restricting head height in part, with timber framed velux double glazed roof line window to front elevation, airing cupboard with water cylinder.

Attic Space

28'2" x 15'7" (8.59m x 4.75m) With semi vaulted ceiling lines, strip lighting and three velux double glazed roof line windows to rear, two radiators, sink drainer unit with cupboard below and eaves storage to one side.

Detached Double Garage

18'8" x 18'6" (5.69m x 5.64m) With twin up and over doors, part glazed personal door to rear with multi paned window, strip lighting and power as fitted.

Outside staircase rising to...

Office/Studio

12'8" max x 18'3" max (3.86m max x 5.56m max) With part double glazed timber door giving access, multi paned double glazed window to front elevation, electric wall mounted panel heater, eaves storage, door to...

WC



Being fitted with white low level WC, wall mounted wash hand basin with Triton electric heated tap, further cold tap, velux double glazed roof line window.

Outside Front

The property is approached via double gates giving access to a gravelled driveway with circular island feature, providing an abundance of off road parking. The remainder of the garden is principally laid to lawn with hedge to the front.

Outside Rear

To the rear of the property is a broad attractive paved patio with curved brick walling and central steps leading to the remainder of the garden which is principally laid to lawn with large herbaceous well stocked borders, garden shed, timber summer house.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are believed 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.

Location

From the agents offices in Clarendon Place, continue in a northerly direction passing Clarendon Square and at the traffic island take the third exit onto Lillington Avenue. At the traffic lights continue straight ahead and at the next traffic island take the left turn onto Lillington Road. At the next traffic island take the third turning right onto Cubbington Road and follow this road all the way out of Leamington, through the village of Weston Under Wetherley heading straight on to the village of Princethorpe. After passing the school on the left hand side, the property will be found next door, however to access the property by car, continue to the main road and at the t-junction turn left and immediately left again doubling back on yourself where you will ultimately reach the property.

Upfield

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