

Woodlands, Ryton Road

Bubbenhall CV8 3BH

Guide Price £699,950

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Being attractively set back from Ryton Road itself behind a small service road, this four bedroomed detached family home is positioned on the fringe of Bubbenhall village and occupies a fabulous plot which extends to a little over one-third of an acre. Internally, the well cared for accommodation offers further potential for enhancement and extension subject to the appropriate consents, whilst including three reception rooms, large double glazed conservatory, four bedrooms and two bathrooms. Externally, there is ample parking for a good number of vehicles to the front of the house along with direct access to a double garage, whilst the superb rear garden is expansively lawned making this an ideal family home.

Features

- Detached Family Home
- Fabulous Plot of Around One-Third of an Acre
- Three Reception Rooms
- Spacious Conservatory
- Kitchen
- Four Bedrooms
- Two Bathrooms
- Magnificent Rear Garden
- Extensive Parking
- Double Garage







LOCATION
The village of Bubbenhall lies around four miles north-east of central Leamington Spa, being a small characterful village with a delightful old church at its heart. The village also boasts two public houses and eateries, The Malt Shovel and The Three Horse Shoes, whilst also being well placed for access to Leamington Spa, Coventry, Rugby and links to major routes including the Midland motorway network. Regular commuter rail links operate from Coventry, Leamington Spa and Rugby.

ON THE GROUND FLOOR
UPVC double glazed entrance door opening into:-

ENCLOSED PORCH ENTRANCE
With double inner doors giving through access to:-

RECEPTION HALLWAY
With staircase off ascending to the second floor, central heating radiator, door to understairs storage cupboard and doors radiating to:-

CLOAKROOM/WC
With low level WC having concealed cistern, wash hand basin, obscure window and chrome towel warmer.

LOUNGE
6.07m x 3.40m (19'10" x 11'1")
- plus depth of inglenook fireplace.
The focal point of the room being an impressively wide inglenook having heavy beam over and featuring a stone fireplace with matching hearth and open fire, obscure windows to either side of the inglenook together with UPVC double glazed window to front elevation, two central heating radiators and sliding aluminium doors giving access to the conservatory.

DINING ROOM
3.53m x 2.97m (11'6" x 9'8")
With double doors giving access to the conservatory and central heating radiator.

STUDY
3.66m x 2.50m (12'0" x 8'2")
Being attractively positioned at the front of the house with UPVC double glazed window and central heating radiator.

CONSERVATORY
6.87m x 3.24m (22'6" x 10'7")
A spacious conservatory which offers a fabulous panoramic view of the rear garden, access to which can be gained by two sets of double glazed French doors and also having ceramic tiled floor and two central heating radiators.

KITCHEN
3.86m x 2.86m (12'7" x 9'4")
Being fitted with a range of modern cream units in a gloss finish and comprising coordinating base cupboards, drawers and wall cabinets including glazed display cupboards, inset electric hob with stainless steel filter hood over and integrated electric oven having cupboards above and below, stainless steel sink unit with roll edged marble effect worktops and tiled splashbacks, integrated dishwasher, together with integrated larder style fridge, dual aspect UPVC double glazed windows, tile effect floor covering, central heating radiator and door giving external access.

ON THE FIRST FLOOR

SPACIOUS LANDING
With hinged access trap to the boarded roof space having retractable ladder and two windows.
Built-in airing cupboard housing the hot water cylinder and from which doors give access to:-

MASTER BEDROOM (REAR)
3.42m max x 3.01m max (11'2" max x 9'10" max)
- to rear of fitted wardrobes.
Having fitted wardrobing providing hanging and storage space, UPVC double glazed window and central heating radiator.

BEDROOM TWO (REAR)
3.97m x 2.99m max (13'0" x 9'9" max)
- to rear of fitted wardrobes.
Again having a range of fitted wardrobing extending across one side of the room, UPVC double glazed window and central heating radiator.

BEDROOM THREE (FRONT)
3.42m x 2.99m max (11'2" x 9'9" max)
- to rear of fitted wardrobes.
Having fitted wardrobing extending across one side of the room, UPVC double glazed window and central heating radiator.

BEDROOM FOUR (FRONT)
3.44m x 2.49m (11'3" x 8'2")
With UPVC double glazed window, central heating radiator and door to large walk-in storage cupboard.

BATHROOM
With tiled walls to half height and three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panelled bath, obscure UPVC double glazed window, towel warmer/radiator and inset downlighters.

SHOWER ROOM
Being partly ceramic tiled with white fittings comprising low level WC, inset wash hand basin with mixer tap and integrated storage below, built-in shower enclosure with Triton electric shower unit, obscure double glazed window, towel warmer/radiator and inset downlighters.

OUTSIDE

FRONT
A lawned foregarden with large tarmacadam driveway and parking area providing ample parking space for a substantial number of vehicles. The driveway also affords direct vehicular access to:-

DOUBLE GARAGE
5.68m x 5.05m (18'7" x 16'6")
With double up and over door fronting, electric light and power and rear door to the garden.

LAUNDRY ROOM
2.23m x 1.89m (7'3" x 6'2")
Which joins the rear of the garage and is equipped with a stainless steel sink unit and plumbing for washing machine and tumble dryer.

REAR GARDEN
The rear garden is a stunning feature of the property having an expansive lawn with deep stocked border to one side and a magnificent mature Willow tree. There is also a potting shed/greenhouse to one side along with a paved patio which is accessible from the conservatory.

TENURE
Freehold

DIRECTIONS
Postcode for sat-nav - CV8 3BH.

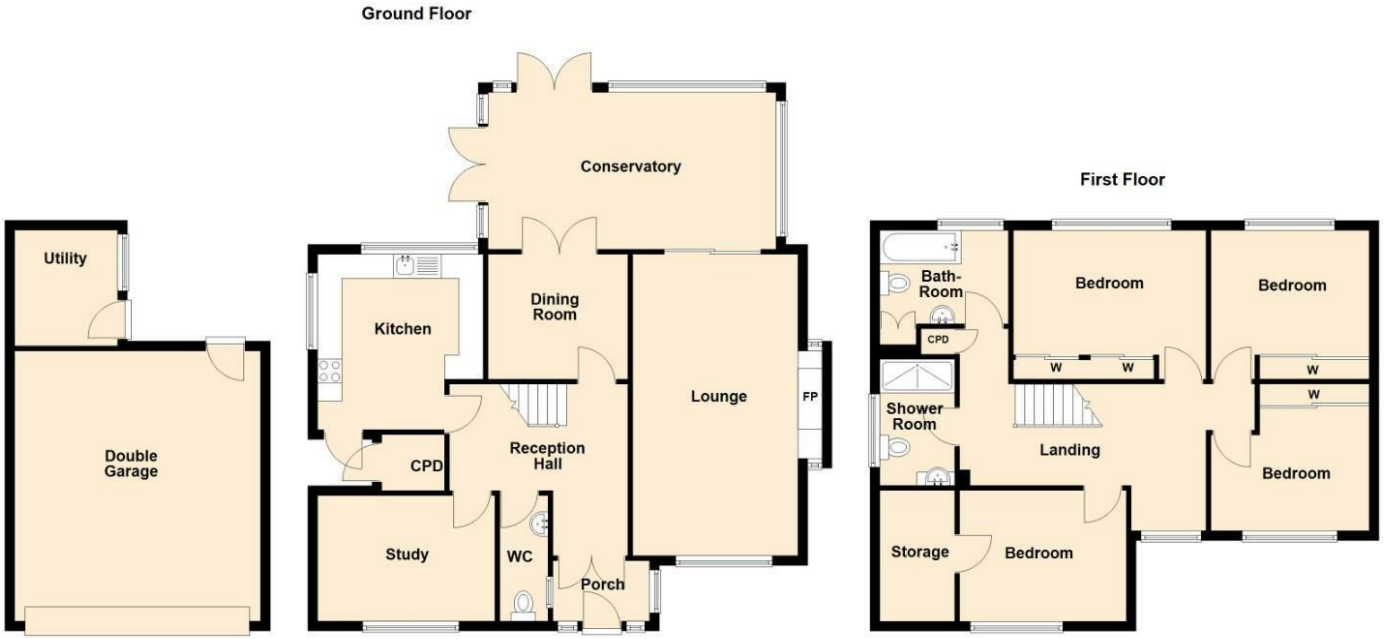








Floorplan



Total area: approx. 197.8 sq. metres (2129.6 sq. feet)

General Information

Tenure

Freehold

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

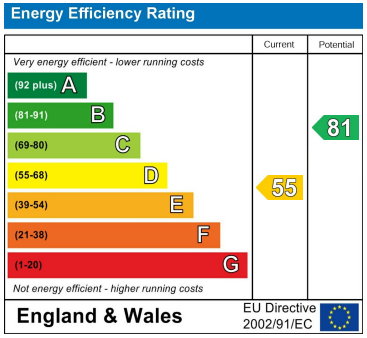
Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band F - Warwick District Council





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