



Wayside

Weston Lane Bubbenhall

Guide Price £875,000

Wayside

This well presented and spacious detached home is located in this lovely rural position on the fringe of Bubbenhall affording some undisturbed rolling countryside views. Set well back from the lane behind its mature front garden and driveway sits Wayside, an extended detached family home that offers an abundance of living and garden space. The timber framed storm porch invites you into the property and in to the incredibly spacious reception hallway. A door leads you into a large living room with inglenook fireplace of which opens up to into the garden room giving great views of the gardens on offer. There is a farmhouse dining kitchen with separate utility room, a boot room accessing the garage, a home office and a ground floor cloak room. The first floor boasts five bedrooms and a family bathroom with the master having an ensuite available. To the rear there are fabulous mature gardens on offer and of a fantastic size with mature trees together with being west facing giving the most stunning sunsets.

LOCATION

Weston Lane is situated just off Leamington Road providing easy access to both Leamington Spa, Coventry, Rugby and to the heart of the Midlands motorway network. The house is positioned on the edge of Bubbenhall, which is positioned half a mile to the north-east, the village offers two public houses, a local bus stop and a children's nursery. Leamington, the closest town, offers a wide range of cafes, restaurants and retail outlets, whilst on its north-eastern fringes, the village of Cubbington offers a local supermarket, petrol station and a choice of local shops, all within three miles from the property. For an out-of-town property it is generally well catered for local amenities.

ON THE GROUND FLOOR

Reception Hallway

6.28m x 5.61m (20'7" x 18'4")

This superb spacious reception hallway offers a real welcome to the property having storage both beneath the stairs and also a separate cupboard and lots of natural light with the double glazed bay window.

WC

2.39m x 1.21m (7'10" x 3'11")

A modern ground floor cloakroom / WC with tiled flooring and walls. The white suite includes a wc and wash hand basin.

Living / Garden Room

9.18m x 5.57m (30'1" x 18'3")

This incredibly spacious reception room with a feature inglenook fireplace with exposed brick supports, timber lintel and wood burning stove inset. The room has been extended to the rear throughout its time with a large garden room offering lovely garden views together with access.

Dining Kitchen

7.84m x 3.75m (25'8" x 12'3")

This well equipped farmhouse kitchen offers an array solid timber eye level and base units with complimentary work tops with a large range cooker integrated. Lots of natural light floods within due to the dual aspect windows on offer together with the glazed door into the boot room. The flooring is laid with a slate style ceramic tile matching nicely to the splash back tiling. A door leads into the separate utility room.

Utility Room

2.58m x 2.08m (8'5" x 6'9")

This handy utility offers further storage and has plumbing and spaces for a washing machine, dish washer and fridge freezer.

Boot Room

2.43m x 2.32m (7'11" x 7'7")

Linking the house to the garden and garage, the boot room offers the perfect place to kick off your boots.

Garage

5.36m x 2.70m (17'7" x 8'10")

Accessed via the boot room this handy garage offers valuable storage and has an electric up and over door.

Home Office / Study

3.75m x 3.04m (12'3" x 9'11")

Located to the front of the property and currently used as a home office with a large bay window. This could make the perfect play room.

ON THE FIRST FLOOR

Landing

7.09m x 2.26m (23'3" x 7'4")

Open and airy with loft access and doors leading off to all rooms on the first floor.

Bedroom One

4.55m x 3.74m (14'11" x 12'3")

This large master bedroom benefits with having a dual aspect to the side and rear giving some fabulous countryside views. Decorated in a neutral colour scheme and having a door leading into the ensuite.

Ensuite

2.39m x 2.07m (7'10" x 6'9")

A large ensuite shower room with a large corner shower, wash hand basin and wc.

Bedroom Two

4.02m x 3.38m (13'2" x 11'1")

A good sized double bedroom of looks out over the front gardens via the large bay windows.

Bedroom Three

3.71m x 3.09m (12'2" x 10'1")

A further double bedroom with an array of fitted wardrobes and views out to the front.

Bedroom Four

3.11m x 2.41m (10'2" x 7'10")

Currently being used as an office this fourth bedroom is also a double.

Bedroom Five

2.24m x 2.13m (7'4" x 6'11")

This final bedroom is located to the front of the property and would make the perfect study or nursery.

Bathroom

2.41m x 2.39m (7'10" x 7'10")

A good sized bathroom with bath having shower taps attached and a vanity unit having both a wash hand basin and wc inset. The flooring is laid with a laminate flooring and the walls tiled.

OUTSIDE

Features

Detached Family Home

Well Presented Throughout

Stunning Rural Views

Large Reception Rooms

Farmhouse Style Kitchen

Utility and Boot Room

Five Bedrooms

Master Ensuite

Large Mature Garden

No Onward Chain





Floorplan



Total area: approx. 226.1 sq. metres (2433.9 sq. feet)

General Information

Tenure
Freehold

Fixtures & Fittings

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band E - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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