

WOODCOTE LANE

LEEK WOOTTON

A spacious, bright, tucked away dormer bungalow

8 WOODCOTE LANE
LEEK WOOTTON

A spacious, bright, tucked away dormer bungalow - with private south facing garden - situated in the extremely sought after village of Leek Wootton. The property is situated on a quiet side road off Woodcote Lane with no passing traffic, perfect for families with young children.





This large property has over 2300 ft² of living space

This large property has over 2300 ft² of living space which comprises: Entrance porch, reception hall, cloaks, W.C, huge living/dining/kitchen with doors to garden, large living room also leading to the garden, ground floor bedroom, ground floor bathroom, two impressive first floor bedrooms and big light bathroom.





Huge summer house with a variety of uses

Outside is a sunny south facing private garden, slim garage, ample parking, garden shed and huge summer house with a variety of uses.

Planning potential – Scope exists for further extension subject to establishing what permitted development rights remain, or subject to planning for a sizeable side and rear extension. To discuss in more detail contact **Tash Blackmore-Da Silva** in our planning team on **01789 292310**.

Leek Wootton is a consistently desirable village due to its proximity to Kenilworth, Leamington Spa and the midlands motorway network. Also in the village is a good primary school, gastro pub and excellent Warwickshire golf course and health club.





- Large dormer bungalow in tucked away location.
 - South facing rear garden.
- Over 2300 ft² of accommodation.
 - Three huge bedrooms.
 - Large reception rooms.
- Open plan breakfast/kitchen/living room.
- Located in the sought after village of Leek Wootton.
 - Golf course, gastro pub and primary school all in walking distance.
 - Excellent access to the A46, Leamington and Kenilworth.
 - Scope for side and rear extension.





Floorplan

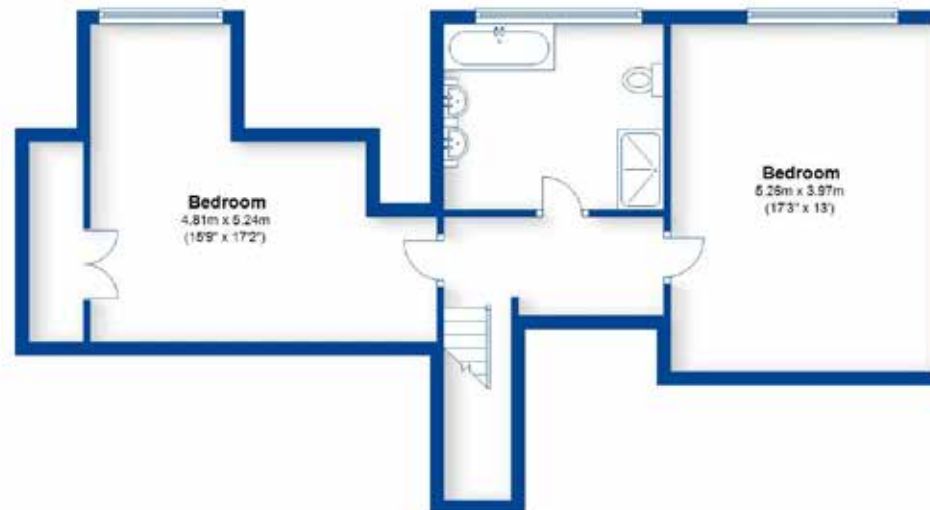


Ground Floor

Approx. 153.7 sq. metres (1654.6 sq. feet)

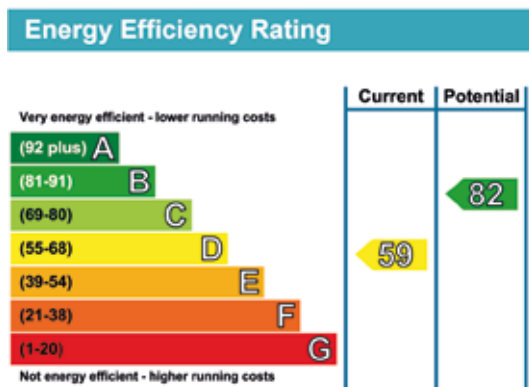
First Floor

Approx. 60.3 sq. metres (649.3 sq. feet)



Total area approx:
214.0 sq. metres. (2,303.9 sq. feet).
Illustration only and not to scale.

EPC



Location



SHELDONBOSLEYKNIGHT.CO.UK

Exceeding the Standard

LEAMINGTON SPA
29 Denby Buildings
Regent Grove
Leamington Spa
CV32 4NY
Call 01926 430555

KENILWORTH
9 The Square
Kenilworth
Warwickshire
CV8 1EF
Call 01926 857595

STRATFORD-UPON-AVON
Morgan House
58 Ely Street
Stratford-upon-Avon
Warwickshire, CV37 6LN
Call 01789 292310

SHIPSTON-ON-STOUR
The Corner House
Market Place
Shipston-on-Stour
Warwickshire, CV36 4AG
Call 01608 661666



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.