



7 Cheviot Rise

Leamington Spa **CV32 7BJ**

Offers Over £525,000



7 Cheviot Rise

Lillington

Being tucked in a beautiful position at the head of a cul-de-sac alongside just three other detached houses, this enlarged and greatly improved detached family house offers five bedroomed accommodation. One of the most striking features of the property is its position, being adjacent to and with far reaching views over neighbouring fields and farmland. Several principal rooms in the house enjoy dual aspect windows, designed to take full advantage of the views, as well as the light. Internally, the gas centrally heated and double glazed accommodation includes two separate reception rooms, re-fitted kitchen together with a large re-fitted utility room and five first floor bedrooms complemented by a family bathroom. The house occupies a generous mature plot with attractively planted lawned gardens to front and rear, ample off-road parking and direct access to garage. This is an exceptional opportunity to purchase a substantial detached family home in a tucked-away position, yet convenient for facilities in nearby Lillington.

LOCATION

Cheviot Rise lies off Parklands Avenue, approximately 1½ miles north-east of central Leamington and being exceptionally well placed for access to facilities within Lillington. These include local primary schools (North Leamington School is also nearby), local shops and social amenities. There is good local access available to town centre amenities including Leamington's wide array of shops, independent retailers, restaurants and parks along with links out of the town to numerous major routes including the Midland motorway network. Leamington Spa railway station provides regular rail links to numerous destinations including London and Birmingham.

ON THE GROUND FLOOR

Replacement UPVC double glazed entrance door opening into:-

RECEPTION PORCH

With ceramic tiled floor, obscure UPVC double glazed inner entrance door and door to:-

CLOAKROOM/WC

With white fittings comprising low level WC with concealed cistern, inset wash hand basin with integrated storage below, mixer tap, tiled splash areas, central heating radiator, ceramic tiled floor and obscure UPVC double glazed window.

ENTRANCE HALLWAY

With staircase off ascending to the first floor, door to understairs storage cupboard, central heating radiator and door to:-

LOUNGE

4.55m x 4.11m (14'11" x 13'6")
Having dual aspect UPVC double glazed windows that provide magnificent views over the neighbouring fields and countryside and central heating radiator.

DINING ROOM

3.91m x 3.81m (12'10" x 12'6")
With UPVC double glazed window providing view to neighbouring fields, central heating radiator, oak laminate flooring and UPVC double glazed sliding patio door opening into the rear garden.

RE-FITTED KITCHEN

4.50m x 2.67m (14'9" x 8'9")
Being attractively and comprehensively equipped with a range of

panelled style units in a sage coloured finish comprising ample base cupboards and drawers, including pan drawers, surmounted by roll edged wood grain worktops with tiled splashbacks, a coordinating range of wall cabinets extending to two sides, integrated appliances comprising inset five burner stainless steel gas hob by Bosch with matching filter hood over and fitted electric oven having cupboards above and below, integrated Bosch dishwasher, white enamelled sink unit with mixer tap, ceiling downlighters, UPVC double glazed window, oak laminate flooring, contemporary vertical central heating radiator and door to:-

SUBSTANTIAL UTILITY ROOM

4.47m x 2.34m (14'8" x 7'8")

Fitted with an extensive range of units to replicate those in the kitchen and providing excellent further storage with roll edged wood grain worktop and tiled splashback, ample space for washing machine, tumble dryer and further fridge or freezer, stainless steel sink unit with mixer tap, wall mounted Worcester gas fired combination boiler, central heating radiator, dual aspect UPVC double glazed windows and UPVC double glazed door giving external access to the rear garden.

ON THE FIRST FLOOR

LANDING

With hinged access trap to the roof space having retractable loft ladder, built-in storage cupboard, together with further built-in cupboard housing the pressurised hot water system, obscure UPVC double glazed window and doors radiating to:-

BEDROOM ONE (REAR)

4.09m x 3.66m (13'5" x 12'0")

With dual aspect UPVC double glazed windows, the side window of which provides stunning and far-reaching country views, large built-in double wardrobe/storage cupboard and central heating radiator.

BEDROOM TWO (FRONT)

3.84m x 3.56m (12'7" x 11'8")

With dual aspect UPVC double glazed windows providing similar views to Bedroom One, built-in double wardrobe/storage cupboard and central heating radiator.

BEDROOM THREE (FRONT)

3.45m x 2.46m (11'4" x 8'1")

With UPVC double glazed window and central heating radiator.

Features

1970's-Built Detached Family House

Beautifully Tucked Away Cul-de-Sac Position

Fabulous Views Over Neighbouring Fields and Countryside

Two Reception Rooms

Re-fitted Kitchen and Utility Room

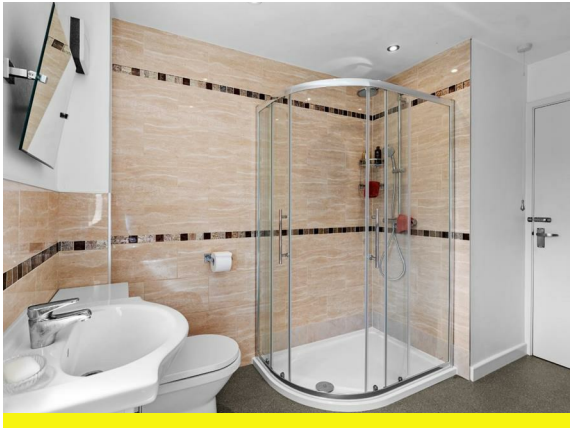
Five Bedrooms

Family Bathroom

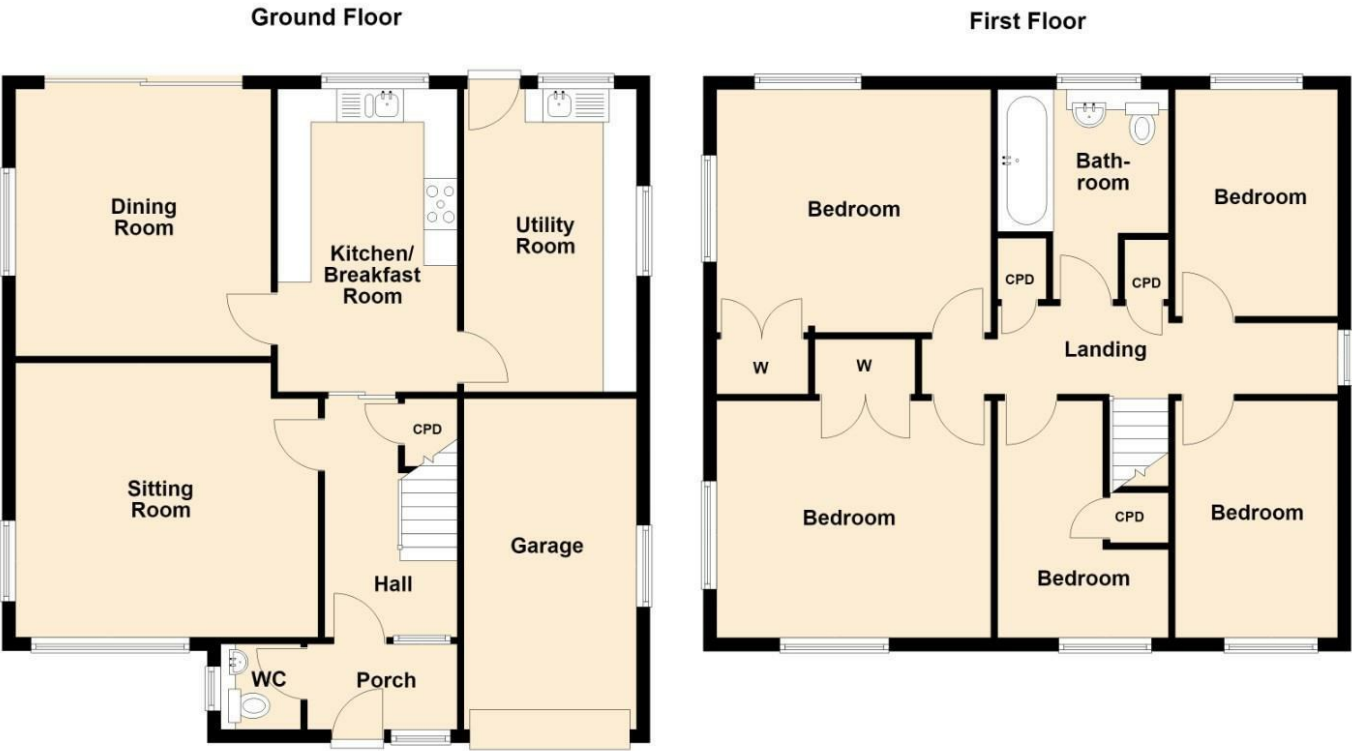
Lovely Mature Gardens

Driveway/Parking and Garage





Floorplan



Total area: approx. 162.9 sq. metres (1753.1 sq. feet)

General Information

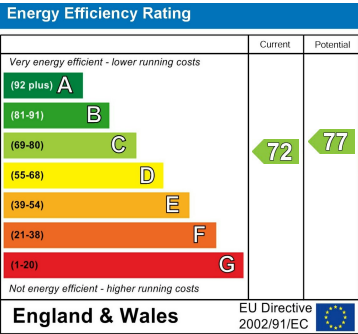
Tenure
Freehold

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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