

# 16 THE PADDOCKS

COVENTRY ROAD, CUBBINGTON



# CHARMING DETACHED HOME ON THE ATTRACTIVE PADDOCKS DEVELOPMENT

**16 THE PADDOCKS,  
COVENTRY ROAD, CUBBINGTON,  
WARWICKSHIRE, CV32 7UJ**

When I arrived at The Paddocks, I was immediately struck by how charming this intimate development is. The thoughtfully designed homes sit beautifully together, with elegant details such as the oak canopy porches creating an immediate sense of quality and character.

Stepping inside, the house feels instantly welcoming. The layout offers pleasing symmetry, with accommodation arranged to either side of the hallway, setting the tone for a home that has been exceptionally well considered. To the rear, the impressive open-plan dining kitchen and snug form the heart of the home.







Flooded with natural light, this is a space designed equally for everyday family life and entertaining. The snug is particularly special, its vaulted ceiling adding both height and drama, while glazed doors open directly onto the garden, seamlessly connecting inside and out.

The generous living room is beautifully proportioned, comfortably accommodating larger furniture, while dual-aspect windows and glazed doors ensure it remains wonderfully bright throughout the day. A practical utility room and separate cloakroom complete the ground floor, the latter beautifully finished with stylish KitKat tiling that reflects the owners' impeccable eye for detail.





Upstairs, a spacious landing leads to two genuine double bedrooms, a well-proportioned third bedroom and two beautifully appointed bathrooms. Each bedroom offers ample space for wardrobes and storage, reinforcing the home's practical credentials without compromising on comfort.

Although nearly new, the current owners have elevated the property even further through their thoughtful decorative choices and elegant finishes, creating interiors that feel timeless, calm and effortlessly stylish.

Outside, practicality continues with a long driveway, detached garage and an impressive array of energy-efficient features. Solar panels are complemented by not one, but two Tesla Powerwall batteries—a significant investment that enhances both the home's environmental credentials and day-to-day running costs.



Homes of this calibre are rare. Combining exceptional design, generous proportions, outstanding energy efficiency and tasteful presentation, this may well be the finest example of its type currently available in the Leamington market at this price point. I think it just might be.



## KEY FEATURES

**Charming detached home** on the attractive Paddocks development

**Beautiful oak canopy porch** creating instant kerb appeal

**Nearly new home**, enhanced by the current owners

**Light-filled accommodation** throughout

Welcoming entrance hall with **balanced, symmetrical layout**

**Spacious open-plan dining kitchen and snug**

Vaulted ceiling to the snug creating a **wonderful sense of space**

**French doors opening directly onto the rear garden**

**Generous dual-aspect living room**

Utility room and stylish ground floor cloakroom

**Elegant KitKat tiling and high-quality decorative finishes**

**Three well-proportioned bedrooms**

En-suite shower room and contemporary family bathroom

Spacious first-floor landing

**Landscaped rear garden** ideal for relaxing and entertaining

**Detached garage** and long private driveway

**Solar photovoltaic installation**

**Two Tesla Powerwall** battery storage systems

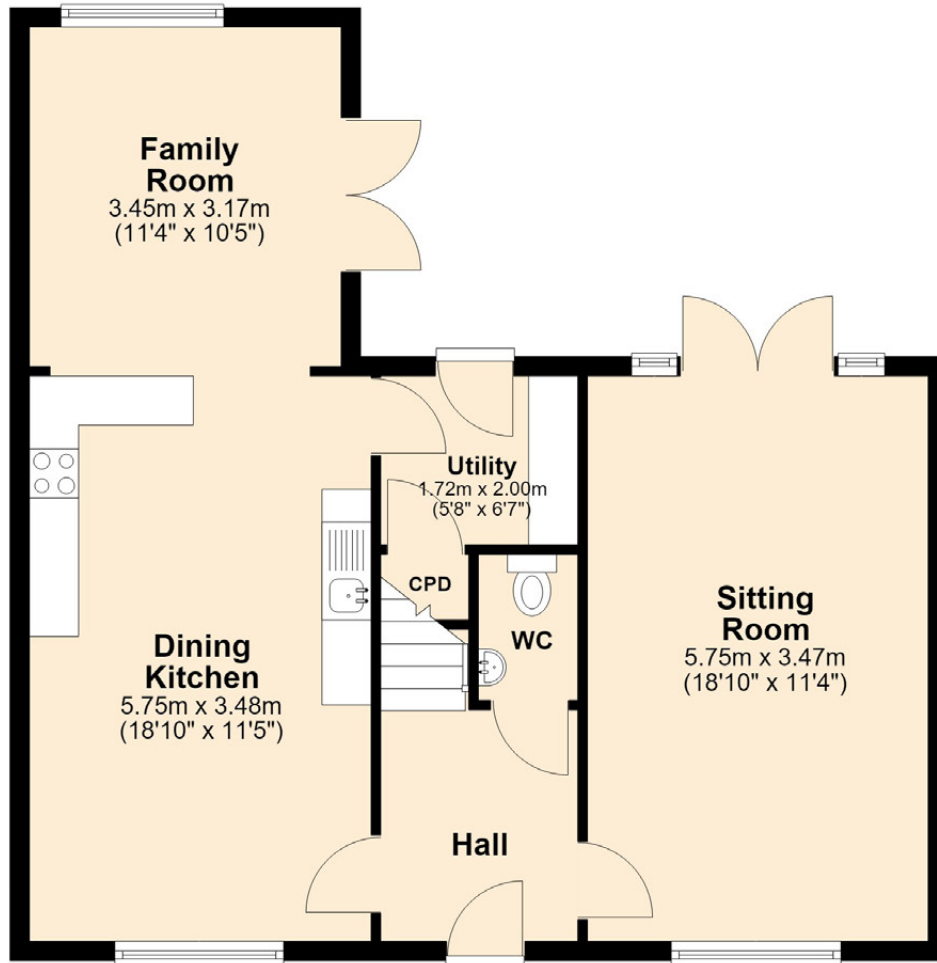
**Outstanding energy efficiency** with low running costs

**A beautifully presented home** in a sought-after Cubbington location

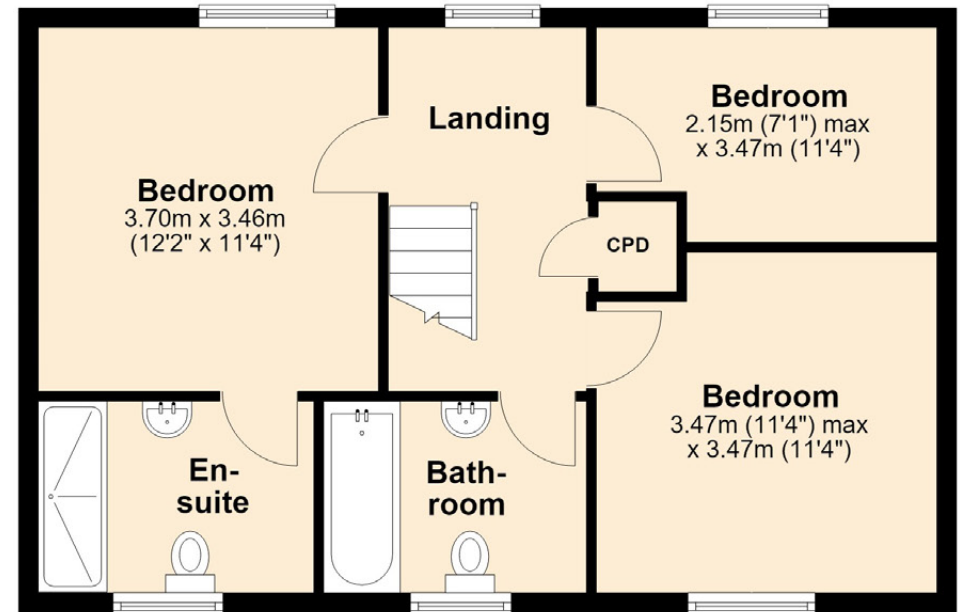


# FLOOR PLANS & DIMENSIONS

GROUND FLOOR



FIRST FLOOR



Total Area: 116.5 sq. metres. (1254.2 sq. feet)

Illustration only and not to scale.

## Handles Property

8A Regent Street,  
Leamington Spa,  
CV32 5HQ

**01926 354 400**

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**HANDLES**  
PROPERTY

LOCATION

### CV32 7UJ

Score	Energy rating	Current	Potential
92+	A	94 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

16 The Paddocks  
Coventry Road  
CUBBINGTON  
CV32 7UJ

Energy rating

**A**

Valid until

**4 September 2034**

Certificate number

**0052-3041-2301-9204-1204**



[www.handlesproperty.co.uk](http://www.handlesproperty.co.uk)