



Church Close | Whitnash | Leamington Spa | CV31 2HJ

Offers over £575,000



**KINGSWAY**  
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## Key features

- Detached Bungalow
- Stunning Views Across Warwickshire Countryside
- Double Garage & Off Road Parking
- Attractive Private Road
- Solar Panels
- EPC Rating: C

## Description

Kingsway Estate Agents are delighted to present this exceptional detached bungalow, set on an attractive and private road in a highly sought-after location.

Upon entering, you are welcomed by a porch that leads into a modern and spacious open-plan kitchen and dining area. This impressive space features bi-fold doors opening onto the rear multi-level garden, offering stunning views across the Warwickshire countryside. Adjacent to the kitchen is a separate utility room and a contemporary wet-room.

Further into the property, a generous living room provides a warm and inviting atmosphere, complete with a stylish log burner and additional bi-fold doors leading to the garden—perfect for indoor-outdoor living.

The spacious primary bedroom benefits from built-in wardrobes and a charming bay window. Two further well-proportioned double bedrooms and a well-appointed family bathroom complete the internal accommodation.

Externally, the property boasts solar panels, a double garage to the rear, a well-maintained mature front garden, and a driveway providing off-road parking for 3-4 vehicles.

This truly unique home is situated in a rare location, offering exceptional views across Warwickshire—an opportunity not to be missed.

We anticipate high demand for this property so early viewing is highly recommended.

EPC Rating: C



Living Room  
27'1" x 11'8"

Dining Area  
11'11" x 16'3"

Kitchen Area  
15'8" x 8'10"

Utility Room  
9'11" x 6'3"

Wet-Room  
6'2" x 4'7"

Bedroom One  
10'11" x 15'6"

Bedroom Two  
11'6" x 10'11"

Bedroom Three  
9'11" x 10'1"

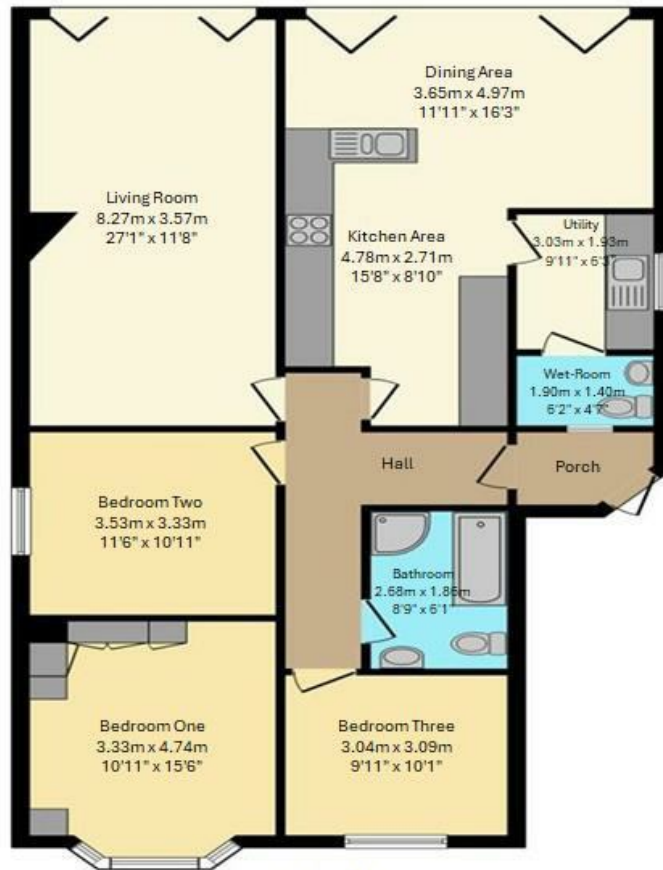
Bathroom  
8'9" x 6'1"







# Floor plans



Ground Floor

Total Floor Area Approx. 119 sq. metres (1,280 sq. feet)



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The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

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



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