







Detached four bed bungalow and land

Highfields Mill Lane
Cubbington
Leamington Spa
CV32 7UD

MARGETTS
ESTABLISHED 1806

Price Guide £685,000

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**** UNDER OFFER **** A rare and exciting opportunity to acquire a substantial detached chalet style bungalow set on a handsome plot with substantial, extensive gardens. The property offers flexible accommodation with two reception rooms, four bedrooms, and mature gardens, and is set on the fringe of this popular village location.

Front door opens into

LARGE "L" SHAPED RECEPTION HALL

LOUNGE
19'0" x 12'11"
with log burner having hearth, coved ceiling, radiators, wiring for three sets of wall lights, double glazed window and double glazed French doors.

DINING ROOM
12'10" x 10'9"
with radiator, coved ceiling and double glazed window.

BREAKFAST KITCHEN
15'4" x 9'1"
with roll edge work surfacing incorporating a single drainer sink unit with mixer tap and a four ring electric induction hob. Base cupboards beneath and eyelevel wall cupboards above, tiled splashback areas, tall larder cupboard incorporating the oven, and double glazed window affording views across the garden.

UTILITY ROOM
6'9" x 5'10"
with work surfacing having space for appliances, plumbing for washing machine under, double glazed window and door to the side, tiled floor, tiled splashbacks, wall mounted Ideal Logic gas fired central heating boiler.

CLOAKROOM
with low-level WC and obscured double glazed window.

BEDROOM FOUR
10'4" x 9'11"
with double glazed window, radiator, and coved ceiling.

BEDROOM TWO
12'0" x 11'10"
with double glazed windows, radiator, coved ceiling and the measurements include two double door fitted wardrobes.

BEDROOM THREE
10'11" x 10'11"
with parquet flooring, radiator, double glazed window, coved ceiling and the measurements include a range of fitted bedroom furniture with wardrobes and dressing unit.







GROUND FLOOR SHOWER ROOM

with fully tiled shower cubicle, wash hand basin with cupboards beneath and medicine cabinet with illuminated mirror over, double glazed window, extractor fan, heated towel rail and tiling to full height on all walls.

FURTHER HALLWAY

with door to under stairs storage cupboard and staircase, with double glazed window leading to the

FIRST FLOOR LANDING

Off the landing there is an airing cupboard with slatted wooden shelf and insulated hot water tank, and further door giving access to the under eaves area.

BATHROOM

has a white suite with panelled bath having mixer tap and secured handheld shower attachment, wash hand basin, low-level WC, radiator, large tiled areas and double glazed window.



TOP FLOOR BEDROOM ONE

15'10" x 17'7" reducing to 14'2"
(measurements are partly under eaves). With double glazed windows to the front and rear aspect and affording attractive views, radiator, and door opening to a large eaves storage area.

OUTSIDE - GARDENS

The property enjoys mature gardens together with patio area.
A Wayleave Agreement is currently being drawn up to allow access to the neighbouring property supply of water and electric.

GENERAL INFORMATION

The property is freehold.



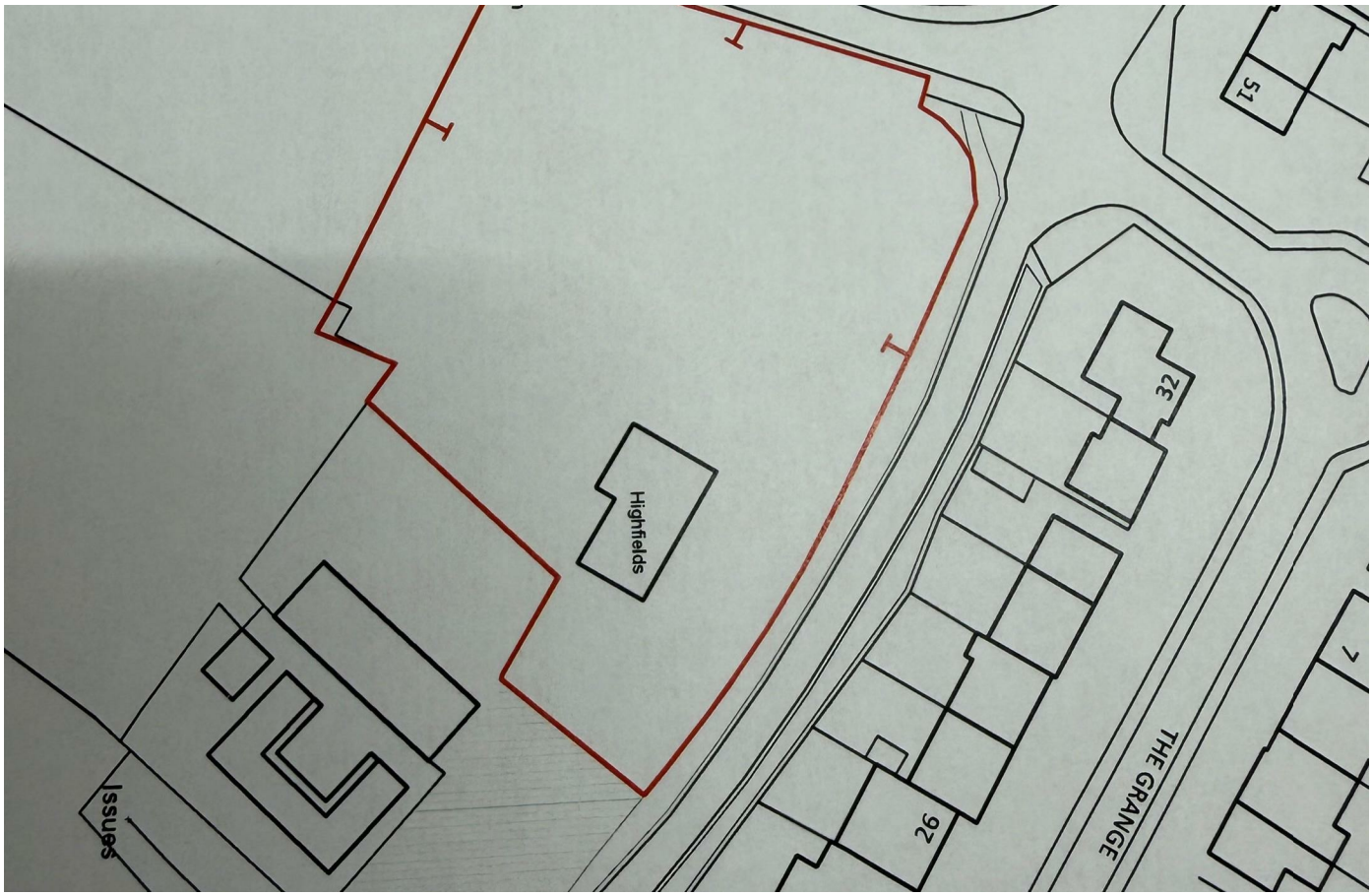
All main services are connected except main drains, for which there is a soak-away.
The property is approached via a shared drive with the property next door and arrangements have been drawn up via the Solicitors for the cost of it's maintenance.
We understand from the sellers Solicitors, the restrictions will be normal transfer of parts restrictions as follows:-
- Buyers to pay towards the maintenance and upkeep of the shared driveway.
- For 10 years from the date of completion, no building on the garden land/fields except for domestic shed/outbuilding. Thereafter, an overage will apply to any possible future development on the site. Terms to be confirmed.
- Only roadworthy vehicles allowed in parking spaces – ie, no commercial vehicles including caravans or campervans parked from the main shared driveway.
- There is a wayleave in place for electricity and there will be adequate rights for other services noted in the transfer document.





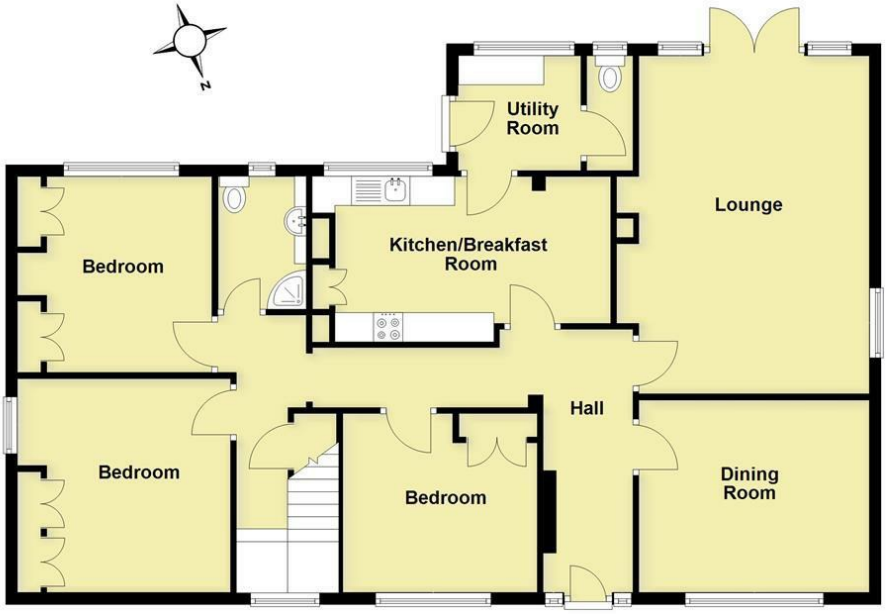


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Ground Floor

Approx. 117.9 sq. metres (1269.1 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.9 sq. feet)

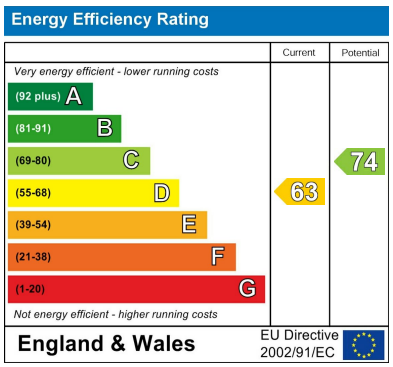


Total area: approx. 153.3 sq. metres (1650.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

The total area does not include the Summer House

Plan produced using PlanUp.



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