



Cloister Way, Leamington Spa

Price guide
£1,100,000



A most impressive individually styled 1950's built detached family residence which has been subject to complete refurbishment and extension to an exceptionally high standard providing four principal bedrooms with additional guest suite and featuring an impressive open plan living kitchen arrangement within this highly regarded north Leamington Spa location.

Cloister Way

Is a pleasant and established residential location of many fine individual properties, being conveniently sited within easy reach of the town centre and all amenities, including shops, schools for all grades and a variety of recreational facilities. Cloister Way has consistently proved to be one of Leamington Spa's most sought after residential locations.

Longridge

Is an outstanding opportunity to acquire an impressive individually styled 1950's built detached family residence which has been completely refurbished and extended over the last ten years, by the current owners, to an exceptionally high standard. The property provides very well proportioned accommodation which features three good sized reception rooms and an impressive refitted open plan living kitchen arrangement which is particularly noteworthy. The property also includes four principal bedrooms, the master bedroom featuring an en-suite facility and includes a separate ground floor guest suite, also with en-suite facility. The property is pleasantly situated within Cloister Way with a good sized mature garden, large car parking facility and double garage and includes extensive use of karndean flooring throughout. The property has been maintained to an exceptionally high standard

and the agents consider internal inspection to be essential for the proportions, level of appointment and standard of presentation to be fully appreciated.

In further detail the accommodation comprises:-

Vestibule

With timber panelled entrance door with port-hole style window, glazed side panels, glazed panelled doors leading to...

Reception Hall

17'6" x 6'10" (5.33m x 2.08m) With staircase off with balustrade, down lighters, radiator and oak panelled doors off.

Cloakroom/WC

With vanity unit incorporating wash hand basin with mixer tap, tiled splash back, low flush WC with concealed cistern, under stair



recess, radiator, down lighters and extractor fan.

[Study](#)

12' x 7'9" (3.66m x 2.36m) With radiator, down lighters and cabled network points.

[Lounge](#)

23'7" x 11'9" (7.19m x 3.58m) With inset fireplace feature with Stovax Riva Studio 1 log burner, glazed hearth, integrated log store and shelving with TV recess over, radiator, dimmable down lighters, mains powered Carbon monoxide sensor, cabled network points and velux windows.

[Sitting Room](#)

12' x 13'6" (3.66m x 4.11m) With radiator, dimmable down lighters, cabled network points, TV point, glazed panelled connecting doors

to...

[Open Plan Dining Kitchen](#)

[Dining Area](#)

17'10" x 12' (5.44m x 3.66m) With bi-folding doors to rear garden, velux windows over, cabled network points, multi coloured LED up lights to illuminated vaulted ceiling, radiator and open to...

[Comprehensively Refitted Kitchen](#)

13'9" x 12'4" (4.19m x 3.76m) With extensive range of gloss white faced base cupboard and drawer units with stainless steel door furniture and complementary granite work surfaces and returns throughout with high level cupboards over, central island unit



which incorporates a one and a half bowl stainless steel sink unit and breakfast bar, twin Neff oven units, microwave, Neff ceramic hob with granite splash back and Neff extractor hood over, built in fridge, dishwasher and integrated bin cupboard, velux windows, under cabinet LED lighting and radiator.

[Utility Room](#)

8' x 7' (2.44m x 2.13m) With matching range of base cupboard and drawer units with granite work surfaces and returns with high level cupboards over, appliance space and plumbing for automatic washing machine, built in full height pantry unit incorporating full height freezer unit, down lighters, velux window, inset stainless steel sink unit with mixer tap.

Accessed from the dining area is...



Ground Floor Guest Suite

Comprising...

Bedroom

12'3" x 10'6" (3.73m x 3.20m) With windows to two aspects, radiator, down lighters.

En-Suite Shower Room/WC

With over-sized tiled shower cubicle, integrated shower unit with sliding glazed panelled shower door, vanity unit incorporating wash hand basin with mixer tap, low flush WC with concealed cistern, heated mirror with lighting and shaver socket, radiator, down lighters and extractor fan.

Stairs and First Floor Landing

Access to roof space and radiator.

Family Bathroom/WC

8'6" x 7' (2.59m x 2.13m) With white suite comprising panelled bath with mixer tap, shower attachment with tiled surrounds in shower area, vanity unit incorporating wash hand basin with mixer tap, low flush WC with concealed cistern, tiled shower cubicle with integrated shower unit, heated mirror with lighting and shaver socket, radiator, down lighters.

Bedroom One

13'6" x 12' (4.11m x 3.66m) With down lighters, cabled network points and radiator.

En-Suite Shower Room/WC

8'6" x 4'10" (2.59m x 1.47m) With over-sized tiled shower cubicle with integrated shower unit, sliding glazed shower door, vanity unit incorporating wash hand basin with mixer tap and low flush WC with concealed cistern, heated towel rail, heated mirror with lighting and shaver socket, down lighters, extractor fan.

Bedroom Two

7' x 9' (2.13m x 2.74m) With coving to ceiling, cabled network points and radiator.

Bedroom Three

12' x 9'10" (3.66m x 3.00m) With radiator and cabled network points.

Bedroom Four



12'6" x 12' (3.81m x 3.66m) With radiator and cabled network points.

Outside

The property occupies a pleasant situation within Cloister Way, the front garden area being principally paved to provide very substantial car parking bounded by low brick wall and gravelled borders, LED security lighting, front door lighting on timer, double weatherproof socket on side of porch, leading to the adjoining garage. Pedestrian side access leads to the landscaped rear garden with large paved patio flanked by low brick walls, leading to extensive shaped lawn and bounded by established flower borders, close boarded fencing and timber garden shed. LED security lighting, under eaves patio lighting, double weatherproof socket and garden tap.

Garage

19' x 14' (5.79m x 4.27m) With electric up and over door, electric light, power point and personal door to kitchen, network patch panel, 16a power supply in readiness for electric car charging point, front garden water supply.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we

cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Location

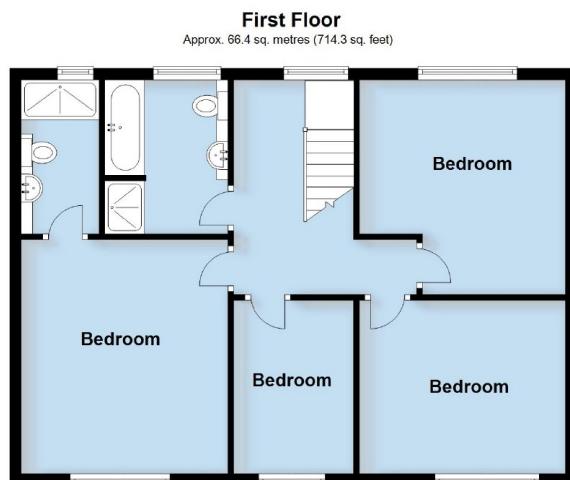
Proceeding north from our office via Clarendon Place, following onto Clarendon Square, take the third exit into Lillington Avenue, turning left at the traffic lights into Kenilworth Road. Proceed for a distance and turn right into Cloister Crofts and subsequently left into Cloister Way. The property will be found located on the right hand side.

Longridge

Cloister Way
Leamington Spa
CV32 6QE

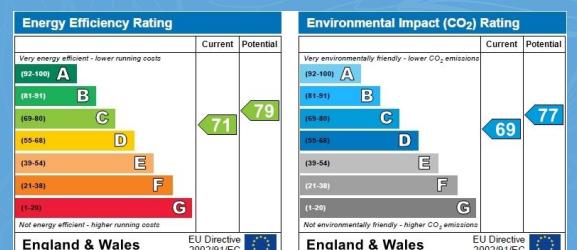
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