



JULIE PHILPOT
RESIDENTIAL



Gaveston House The Cedars | Warwick Road | Leek Wootton | CV35 7DS

Nestling within 460 acres of private, undulating grassland, golf courses and picturesque views is this elegant and spacious detached house, one of just five houses in a prestigious development within walking distance from the acclaimed Warwickshire Golf and Health Club with its excellent facilities as well as being part of this sought after village with historic church, traditional public house, Arboretum and footpaths for rambling walks. Gaveston House was built to a high specification in 2021 with a high quality kitchen with integrated appliances and luxury bathrooms, added to which the vendor has purchased stylish engineered oak flooring, blinds, curtains, lighting and additional storage throughout.

£1,050,000

- Exclusive Setting
- Luxury Detached Home
- Four Double Bedrooms
- Sought After Village Location



Property Description

Gaveston House, is a superb home built to a high quality specification which will only be appreciated by viewing. As you enter the property there is an elegant entrance hall, and study from the sitting room and from the kitchen are two sets of bi-fold doors onto the sunny south-westerly facing patio and garden which has been tastefully landscaped in a mediterranean style providing low maintenance and has been designed to ensure sun and shade at all times of the day. There is downward lighting to complement this small garden at night. The house is fitted with an intruder alarm and benefits from underfloor heating on the ground floor with radiators on the first floor. The private parking has room for three cars and a large detached garage. The decor is very elegant and stylish with the property being ready to move into.

Location

Gaveston House is set within 460 acres of private undulating land and is within walking distance of The Warwickshire Golf and Health Club, with its back to back classes, state of the art brand new gymnasium, swimming pool, restaurant, golf courses and club house being perfect for those seeking an active lifestyle. The property is also within excellent school catchments for both private and state school education, there are three mainline stations to London within a three to five mile radius, the M40 and A46 are in close proximity, as is Kenilworth Castle, Warwick Castle, the RSC theatre in Stratford upon Avon and the Arts Centre at Warwick University.

Door To

Entrance Hall

The house benefits from engineered european oak flooring in a matt lacquered finish in a herringbone design which extends from the hall into the ground floor rooms. In addition is underfloor heating In the hall is a useful storage cupboard and storage recess plus feature windows allowing light into this airy and spacious area.

Cloakroom

With concealed cistern w.c., wall hanging wash basin and extractor.

Study

4.04m x 2.36m (13'3" x 7'9")

With dual aspect windows and underfloor heating.

Sitting Room

5.11m x 4.17m (16'9" x 13'8")

An elegant room with underfloor heating, dual aspects, smoke detector and bi-fold doors to rear garden.

Kitchen/Diner

5.56m x 5.00m (18'3" x 16'5")

A wonderful open plan kitchen/diner with bi-fold doors providing direct access to the patio and garden, italian tiled flooring with underfloor heating and extensive range of units from Hatt Kitchens of Worcester. There are extensive quartz worktops and central island unit. Integrated Siemens appliances to include fridge/freezer, microwave oven, electric wall oven and induction hob which has an extractor hood over. Zanussi integrated dishwasher. Wall unit to include Baxi condensing boiler.

Utility Room

1.85m x 1.75m (6'1" x 5'9")

Having space and plumbing for washing machine, stainless steel sink unit with cupboard under and space for further under counter size appliances. Matching wall cupboards, tiled floor and door to rear garden.

First Floor Landing

With glorious full height feature window, airing cupboard housing Therma Unicyl hot water cylinder. Access to roof storage space.

Master Bedroom Suite

4.17m x 2.84m (13'8" x 9'4")

Enjoying pleasant views over grassland, radiator and tv aerial connection.

Dressing Area & En-Suite

In the dressing area are built in wardrobes a door leads to the en-suite shower room with Laufen fittings to include a large digitally operated shower enclosure, concealed cistern w.c., wall hanging wash basin, heated towel rail, shaver point and complementary tiling.

Guest Room & En-Suite

With dual aspects and lovely views, radiator and built in double wardrobe. Door to the en-suite with Laufen fittings to include large digitally operated shower enclosure, wall hanging wash basin, concealed cistern w.c., heated towel rail and complementary tiling.

Double Bedroom Three

3.68m x 3.43m (12'1" x 11'3")

Super views and radiator.





Double Bedroom Four

3.84m 2.77m (12'7" 9'1")

With views towards The Warwickshire and grassland, radiator and wall to wall range of built in wardrobes.

Family Bathroom

Having Laufen fittings to include panelled bath, vanity basin with drawer unit under, concealed cistern w.c., large digitally operated shower enclosure, heated towel rail and shaver point.

Outside

Garage & Parking

6.50m x 3.99m (garage size) (21'4" x 13'1" (garage size))

The property has driveway parking for three vehicles which leads to the large than average garage having electric door, personal side entrance door and additional roof/loft storage space with light and power.

Garden

The property has been professionally landscaped in a mediterranean style for easy maintenance with an attractive selection of shrubs for privacy. The garden is very sunny with exterior lighting and the two patios encircling the house.

Tenure & Services

The property is Freehold. The Cedars has its own management company administered by Loveitts in Coventry but run by the residents themselves. The monthly contribution is £97.00 per month with the expectation that this is likely to reduce at the end of the year. The property has mains water, the drainage is by septic tank. The gas is supplied by Flo Gas and is metered for each dwelling. The trees along the approach road belong to The Warwickshire and are scheduled to be pruned this autumn.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

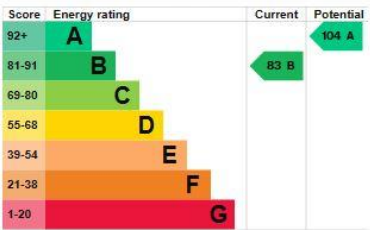


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Energy rating and score

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60