



JULIE PHILPOT
RESIDENTIAL



Sandbanks | Warwick Road | Leek Wootton | CV35 7RB

£879,950

An individual, extended and detached family home with a large and private rear garden. The present sellers have remodelled and extended this home since their acquisition in order to create a spacious property providing plenty of flexible living space for families to include an open plan kitchen/diner/family room, separate lounge, music room and five bedrooms. The accommodation and ideal village location can only be appreciated by viewing which is highly recommended.

- Large Family Home
- Village Location
- Large Garden
- Lots of Driveway Parking



PROPERTY DESCRIPTION

This is a very individual property whereby the sellers have made improvements to include a two storey side extension in order to provide spacious and flexible family living. To the rear of the property you will find a welcoming 'all purpose' family living area to include the kitchen, dining area and family seating area complete with twin patio doors to the garden and a multifuel log burner. In addition, on the ground floor is a separate lounge that can also open up into this open plan living area as there are oak doors that open up to facilitate a large socialising space, perfect for entertaining. In addition, on this floor is the music room and cloakroom.

On the first floor are four bedrooms, two with vaulted ceilings and one with an en-suite. The master bedroom has direct access to a 'jack and jill' family bathroom. And then finally to the outside where there is a large patio for outdoor dining and a large garden that is very private and well stocked. Inside the house will be found Indian Sandstone flooring and oak internal doors along with oak beams creating a welcoming homely feel to the property.

DOUBLE OAK DOORS TO

ENTRANCE HALL

With Indian Sandstone flooring and radiator.

CLOAKROOM

With w.c., circular vanity wash basin with cupboards under. Complementary tiling, heated towel rail and space for cloaks storage.

MUSIC ROOM

11' 5" x 8' 7" (3.48m x 2.62m)

With radiator.

LOUNGE

17' 8" x 10' 8" (5.38m x 3.25m)

With feature wall having William Morris wall paper, open fire with slate hearth, radiator and oak flooring. Solid oak hand built doors open into the family room. .

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

35' 5" x 18' 6" (10.8m x 5.64m) Max Narrows to 10'5"

This super open plan living area is unique to the property and is on a slight elevation between the kitchen area and dining area. There are French Oak beams, Indian Sandstone flooring and two patio doors that provide access to the garden.

KITCHEN AREA:

With solid oak worktops with cupboard and drawer units and contrasting cream gloss wall units, plumbing for side by side fridge/freezer and space for washing machine and tumble dryer. Flavell electric range cooker as fitted with five hobs, warming plate, ovens and separate grill. Integrated dishwasher as fitted, double bowl Belfast sink unit and bin store under. (Please note - the central island unit and tall pine dresser and side by side fridge/freezer are excluded from the sale)

DINING & FAMILY AREA:

With dual fuel Clarke log burner, Indian Sandstone flooring and plenty of space for dining and living room furniture.

FIRST FLOOR LANDING

With storage cupboard having fitted shelving. Access to roof storage space via pull down loft ladder.

MASTER BEDROOM

11' 7" x 11' 0" (3.53m x 3.35m)

With stripped and polished floorboards, radiator and door to:

BATHROOM

A large family bathroom having a 'jack and jill' door with master bedroom. Panelled bath with mixer tap and vanity wash basin having drawer under. W.C., and corner shower enclosure. Heated towel rail, laminate flooring and tiling.

DOUBLE BEDROOM TWO

11' 5" x 8' 8" (3.48m x 2.64m)

With radiator.

DOUBLE BEDROOM THREE

12' 0" x 8' 8" (3.66m x 2.64m)

Having a mezzanine area, vaulted ceiling, high level storage, exposed beams and door to:





EN-SUITE

With corner shower enclosure and power shower, w.c., wall hanging wash basin and metro tiling.

DOUBLE BEDROOM FOUR

13' 4" x 8' 7" (4.06m x 2.62m)

Having vaulted ceiling, radiator and rear garden views.

BEDROOM FIVE/HOME OFFICE

8' 7" x 5' 5" (2.62m x 1.65m)

This has been used as a single bedroom and is now utilised as a home office.

OUTSIDE

PARKING

There is ample driveway parking for several vehicles.

PART GARAGE STORAGE

11' 3" x 8' 7" (3.43m x 2.62m)

Part of the garage has been used within the kitchen extension however there is still storage available within the existing store room having light and power. There is a wall mounted Ideal gas boiler.

GARDENS

Access at the side leads to the rear garden which is a further special feature to the house. There is a large patio area part being covered for outdoor dining. From this sunny area there is access to the lawns with mature and well established shrubbery borders. From the lawn there are a few steps that lead up to an additional garden area with lawns and further borders enjoying privacy.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

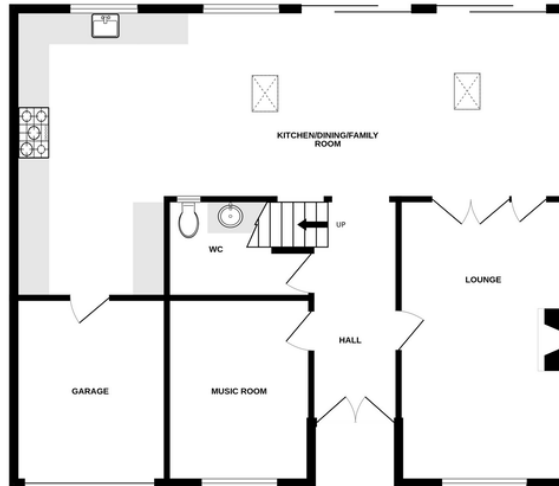
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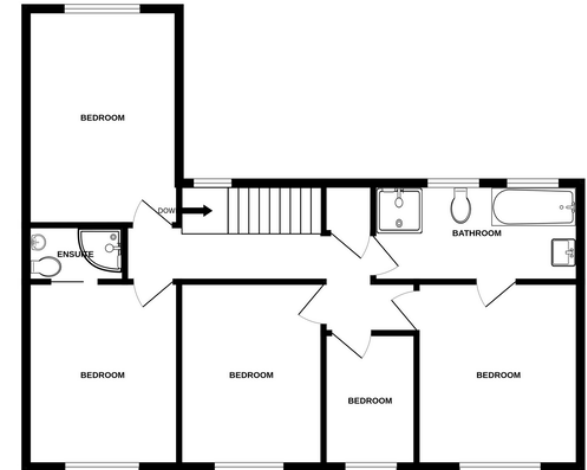
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR



1ST FLOOR



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Energy rating and score

This property's energy rating is C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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