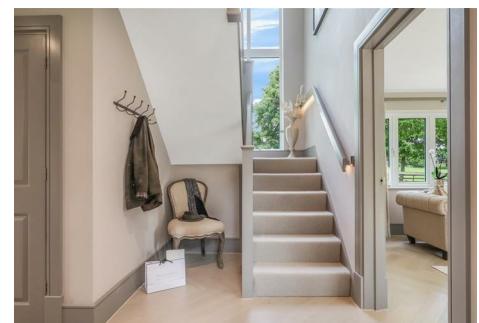




BOOTHROYD  
& Company



## Gaveston, The Cedars, Leek Wootton, Warwickshire, CV35 7DS

**£1,050,000**

- Recently Constructed McKenzie Miller Detached House
- Four Bedrooms And Three Bathrooms
- Quality Kitchen With Island And Bi Folding Doors
- Terraced Rear Gardens With Well Stocked Planters
- Underfloor Heating To The Ground Floor
- Beautiful Setting On Fringes Of Warwickshire Golf Club
- EPC Rating B - 83
- Two Reception Rooms
- Large Garage And Driveway
- Warwick District Council Tax Band G

# The Cedars, Leek Wootton CV35 7DS

An opportunity to acquire this recently constructed detached house located on the fringe of The Warwickshire Golf Club with its state of the art leisure facilities on your doorstep. Built to exacting standards by McKenzie Miller Homes who have built a reputation for building turnkey properties in unusual and highly desirable locations. The Cedars development comprises of five houses and is the perfect example of that ethos.

The property has been further enhanced with beautiful decor and courtyard gardens that have been redesigned to create three wonderful entertaining areas.

Gaveston is orientated to enjoy views from the windows of the principal rooms and has ground floor accommodation that benefits underfloor heating, tiled flooring and comprises a central reception hallway with cloakroom and all doors that lead off. The lounge has bi folding doors into the garden, study with dual aspect and a simply stunning kitchen/family room with bi folding doors, a central island and utility room.

The first floor is accessed from a dog leg staircase with full height window. The principal bedroom has a dressing area and en-suite shower room. There are three further bedrooms of which the guest bedroom also benefits an en-suite shower room.

Outside is a stunning terraced rear garden which is perfect for entertaining and has cedar screening and laurel hedging borders. A pathway leads to the oversized garage with remote door and generous loft storage.

Viewing is highly recommended to appreciate the location, presentation and versatility of this beautiful home.



4



3



2



B

Council Tax Band: G



## Leek Wootton

Leek Wootton is well-connected with nearby Kenilworth, Warwick and Leamington Spa through an extensive local road network and the nearest railway stations are in Warwick and Warwick Parkway. Birmingham International Airport is about 12 miles away. Local amenities include The Anchor Inn which is central to the village, All Saints Church and the local highly regarded primary school.

## Entrance Hallway

The property is entered through a composite door with full height sidelights. You step into the generous central hallway.

## Hallway

With a dogleg staircase to the first floor landing, downlighting, coats cupboard and a window looking into the rear garden. All doors lead off to:

## Cloakroom

With a concealed cistern wc and a half pedestal wash hand basin. Tiled splashbacks and an extractor fan.

## Study

7'11" max x 13'9"

With dual aspect windows.

## Lounge

15'3" x 13'10"

Having a window looking to the fore and bi folding doors onto the rear terrace and garden.

## Kitchen/Dining Room

18'3" x 15'8"

The kitchen area is comprehensively fitted with contrasting grey wall and base units. The darker base units have slim Corian counters with upstands and a Franke stainless steel sink unit with a monobloc tap which is set beneath the window looking into the garden. There are both conventional and combination ovens set into a bank of floor to ceiling units that also includes a fridge freezer. There is a dishwasher, whilst the wall units also houses the central heating boiler. Central to the kitchen is the island with matching units and counter and a five ring induction hob with extractor over. The kitchen opens to the dining area with a window to the side and bi folding doors into the rear gardens.

## Utility Room

6'0" x 6'6"

Having granite effect worksurface with matching upstands, an inset stainless steel sink unit with mixer tap. Triple wall unit and space for an undercounter fridge and plumbing for an automatic washing machine. Composite door to the garden.

## Landing

With a vaulted window looking to the fore and a glazed bannister. Airing cupboard with a pressurised cylinder, window to the side with a radiator beneath and access to the loft void. Doors lead off to:

## Principal Bedroom

13'3" max x 13'9"

With a window to the fore with a radiator beneath. Dressing area with mirrored sliding wardrobes and a door to the en suite shower room.

## En Suite Shower Room

Fitted with a white suite that consists of a concealed cistern wc, half pedestal wash hand basin and an oversized shower cubicle with a thermostatic shower. Chrome heated towel rail and an extractor fan.

## Bedroom Two

12'3" max x 13'3"

With dual aspect windows, radiator, fitted wardrobes and a door into the en-suite shower room.

## En Suite Shower Room

Fitted with a concealed cistern wc, half pedestal wash hand basin and an oversized shower cubicle with a thermostatic shower. Chrome heated towel rail and a frosted window to the rear.

## Bedroom Three

12'2" max x 11'4"

Window to the rear with a radiator beneath.

## Bedroom Four

12'8" x 9'1"

Window to the side with a radiator beneath and a bank of fitted cupboards.

## Family Bathroom

The suite comprises a panelled bath with mixer shower, wall hung vanity wash hand basin, concealed cistern wc and a separate shower cubicle with a rainfall shower. Tiled flooring and splashbacks. Chrome heated towel rail and an extractor fan.

## Rear Garden

The property has a beautiful wraparound terrace to the rear. Flanked with well stocked flower and shrub borders and enclosed with cedar panelling and laurel hedging. Designed with three seating areas to make the most of the sun throughout the day.

## Garage

Accessed via tarmacadam driveway that provides hardstanding for three cars. The garage has an electric door and also a pedestrian door. Power lighting and overhead storage.

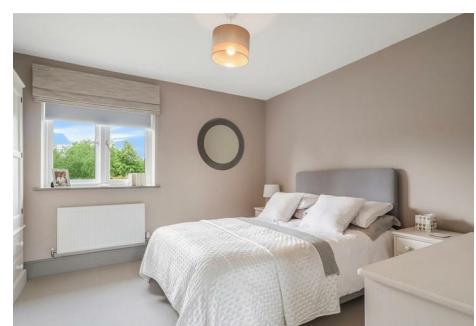
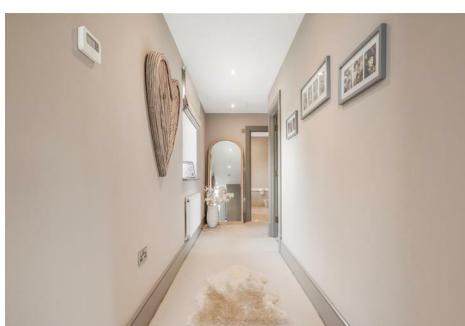
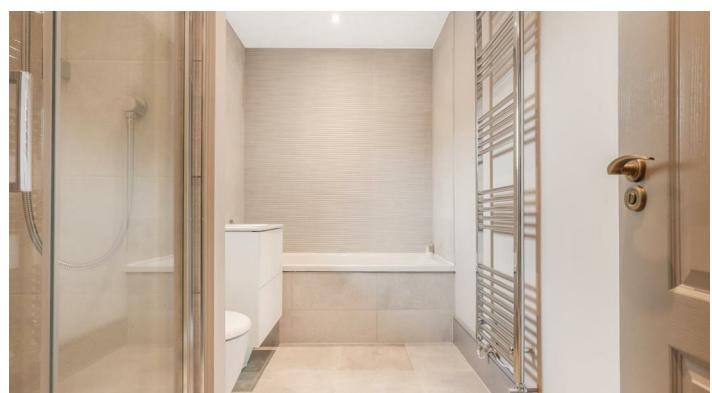
## Tenure

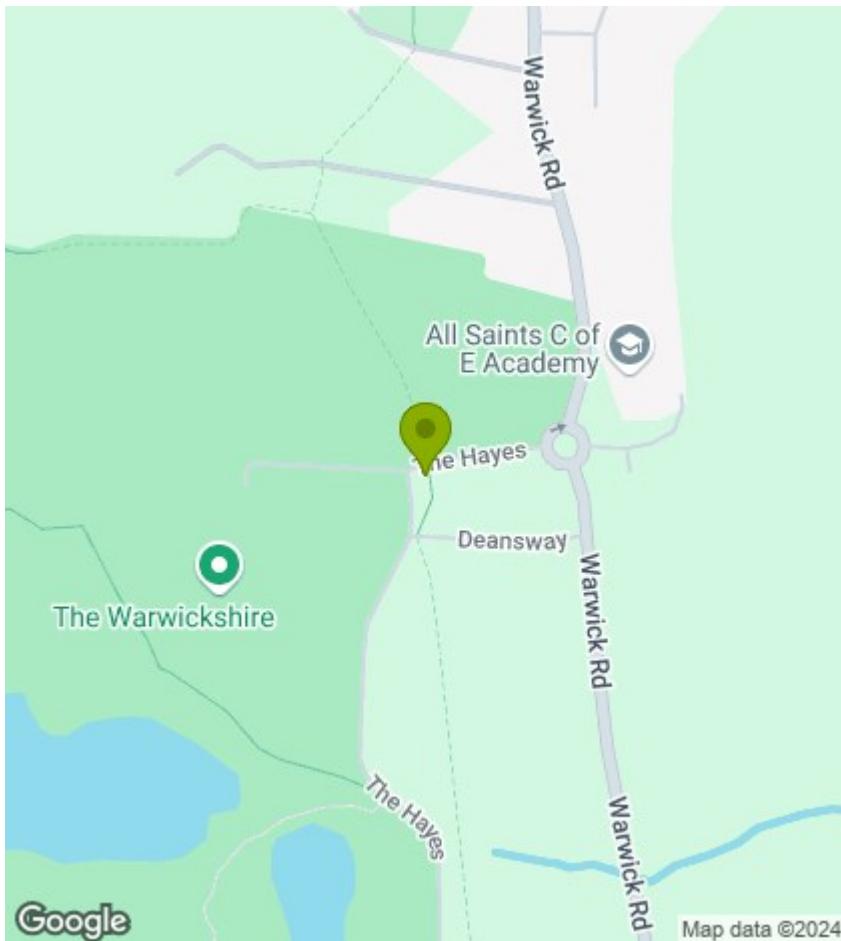
The property has a Managed Freehold. The Cedars has its own management company administered by Loveitts but is managed by the residents themselves. The monthly contribution is £97.00 per month. The property has mains water, the drainage is by septic tank. The gas is supplied by Flo Gas and is metered for each dwelling.

## Services

The property has mains electricity and water. The drainage is via a pumping station to the septic tank. The gas is supplied by Flo Gas and is metered for each dwelling.







## Directions

## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A	83	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

