

Nova, 9 Stoneleigh Close, Stoneleigh, Warwickshire

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## A detached family home in a quiet cul-de-sac.

### Distances

Kenilworth 2.5 miles, Warwick and Leamington Spa 4.5 miles  
 M40 (J15) 9 miles, Warwick Parkway Station 9 miles (Intercity trains to Birmingham and London Marylebone from 69 mins), Coventry Station 4.5 miles (Intercity trains to London Euston from 55 mins)  
 (All distances and times are approximate)

### Situation

The picturesque village of Stoneleigh is situated in lovely Warwickshire countryside close to the Grade I listed Stoneleigh Abbey, Stoneleigh Deer Park Golf Course and The National Agricultural Centre. The University of Warwick is conveniently located just 2 miles away. The village has playing fields with tennis courts, cricket and football teams, a parish church, a village hall, a village club and a thriving community. Farmers Fayre restaurant is set on the grounds of Stoneleigh Park, which is a short drive away.



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 Private
  EPC E

**Tenure**  
Freehold

**Local Authority**  
Warwick District Council

**Council Tax**  
Band E



The village is in the catchment area for the sought-after Leek Wootton Primary School. The area has excellent schools, including Warwick Public School, Warwick Prep School and King's High School for Girls in Warwick, Kingsley School for Girls and Arnold Lodge School in Leamington Spa, King Henry VIII and Bablake in Coventry, Bilton Grange Prep School, Princethorpe College, Rugby Public School and the Warwickshire grammar schools.

The village is exceptionally well located with good access to the M40, M42, M6 and M69, Birmingham International Airport, and both Coventry and Warwick Parkway stations are accessible.

Warwick University Art Centre is nearby, and Stratford-upon-Avon, with its theatres and Shakespearean heritage, is only about 14 miles away. There are golf courses at Stoneleigh Deer Park, Kenilworth and Coventry (Finham) with The Warwickshire at Leek Wootton just a short drive away and racecourses at Stratford-upon-Avon and Warwick.

## The property

Nova, 9 Stoneleigh Close, is a detached family home originally designed and built in 1960 for England and British Lions rugby legend Ivor Preece which, has been sympathetically developed and refurbished over the years by the current owners.



The property has been redesigned into a five bedroomed property with flexible, split-level accommodation that suits modern-day living. Entry is through a green oak porch, with a front door into the hallway. Two bedrooms are located off the hallway although, one can be used as a playroom and separate study, plus a family bathroom.

The split-level lounge is particularly special, with a balustrade balcony and cascading wide steps leading down to the lower level. It provides a generous reception room ideal for family living, with engineered oak flooring, French doors opening to the garden and a multi-fuel log burner. A further reception room is off the lounge with a roof lantern and garden views.

The open plan kitchen/dining room has tiled flooring, oak fronted cupboards hand painted in Farrow & Ball, and integrated appliances, including a dishwasher, double oven and a fridge/freezer. The rear of the garage is accessed from the kitchen, and a couple of steps lead from the kitchen back to the entrance hallway.





Located off the mezzanine balcony in the sitting room is a good-sized double bedroom with a front aspect and ensuite shower room. Upstairs are two large double bedrooms with newly fitted cupboards and ensuite shower rooms. The principal bedroom has a dual aspect and a Juliet balcony.

## Gardens and grounds

Outside, the rear southeast-facing garden is exceptionally private with seasonal stunning views over open countryside. The garden is mainly laid to lawn with colourful planted flower and shrub borders. A large brick paved terrace stretches the entire width of the property, with a handy garden tap and useful external power socket. There is gated access around one side of the property, and to the other side of the front driveway is the log store, with light and power.

The single integral garage has a Novoferm "Georgian" up and over manually operated door, power, lighting and plumbing for a washing machine. Also housed in the rear of the garage is a Worcester Bosch central heating boiler together with, multi-camera CCTV controller and the property security alarm device.

The front garden has private tree screening to the edge of the footpath and one side with, various plants and plentiful lavender shrubs. The property boasts an in and out "carriage" driveway, with ample parking.

## Services

Mains electricity, water and drainage are connected. Oil fired central heating. CCTV and high rated alarm system.

## Directions (CV8 3DE)

What3words///quest.slick.crab

## Viewing

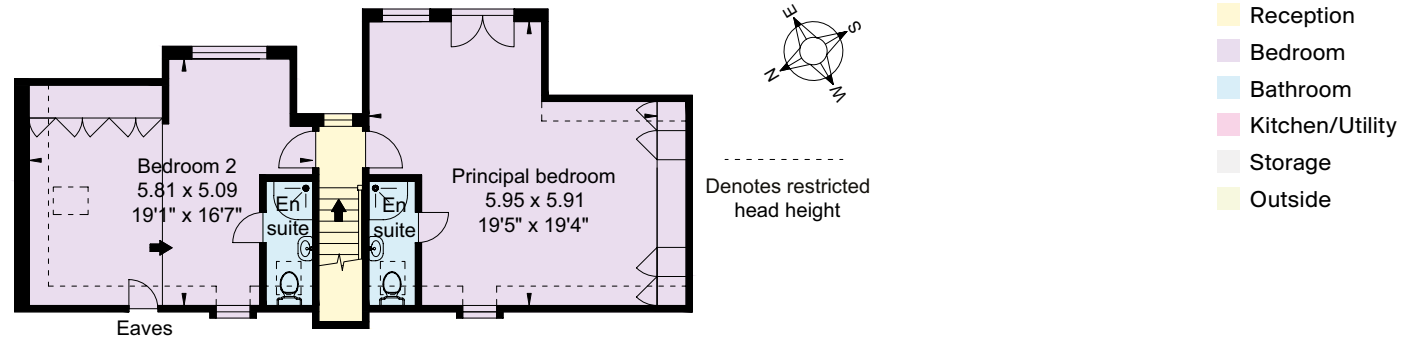
By prior appointment only with the agents.



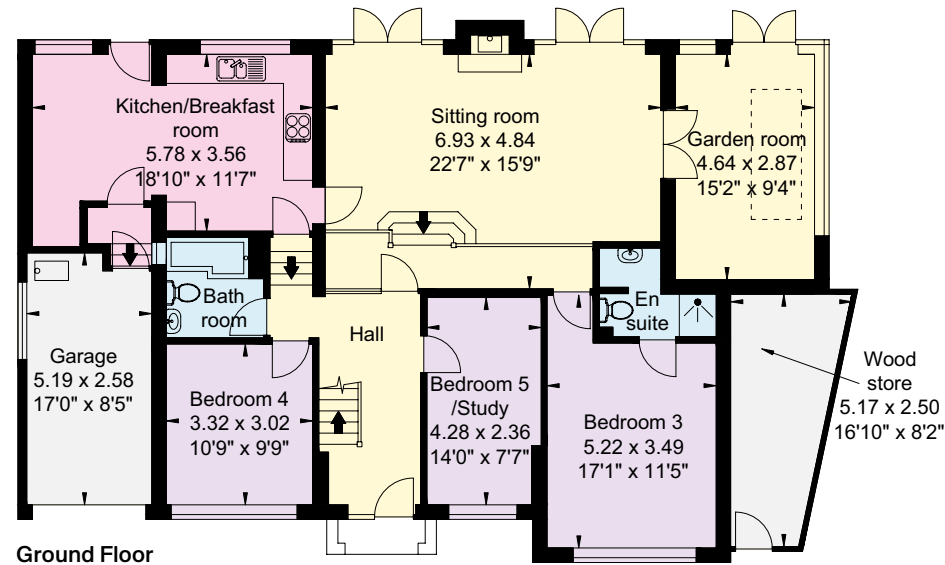


**Approximate Gross Internal Floor Area**  
**House: 196 sq m (2,111 sq ft)**  
**Garage/Wood store: 24 sq m (260 sq ft)**  
**Total: 220 sq m (2,371 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



**First Floor**



**Ground Floor**

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**I would be delighted to tell you more**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 28 March 2024  
Our reference: STR012351941

## Nova, 9 Stoneleigh Close, Stoneleigh, CV8 3DE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £820,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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