



3 Home Farm, Leek Wootton, Warwick







3 Home Farm, Leek Wootton Warwick

3 Home Farm is located in the highly regarded village of Leek Wootton. The property is within walking distance to The Anchor public house, All Saints Church, All Saints Church of England primary school, Leek Wootton Sports Club and The Warwickshire Golf and Country Club.

The property is well placed for the local towns of Leamington Spa, Kenilworth, Warwick and the city of Coventry as well as the national motorway and rail networks. Amenities can be found in Kenilworth, Warwick and Leamington Spa, with a wider range at Coventry and Stratford-upon-Avon.



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C

Tenure: Available freehold

Local authority: Warwick District Council

Council tax band: G



There is an excellent range of state, private and grammar schools in the area, including Crackley Hall School, Abbotsford School in Kenilworth, and Warwick Foundation Schools. In Leamington, there is Kingsley School for Girls, Arnold Lodge School, and King Henry VIII and Bablake schools in Coventry.

The Property

3 Home Farm is a detached three bedroom property tucked away in a quiet cul-de-sac. The property is conveniently placed with Warwick and Kenilworth town located only a few minutes away. The front door opens into an entrance hallway with staircase rising to the first floor and a guest cloakroom.





An excellent detached family home in the centre of Leek Wootton, close to Warwick and Kenilworth.

The large drawing room is a perfect entertaining space with windows to two sides, fireplace and patio doors which open to the garden. The dining room is also located off the hallway, close to the kitchen.

The kitchen/breakfast room has a front aspect, tiled flooring and a small breakfast table. Integrated appliances include a Neff oven, microwave, hob, dishwasher, fridge and freezer. The utility is a good size and has fitted units, a sink, space and plumbing for a washing machine and a back door.

Upstairs, all three bedrooms are spacious and light, and there is space on the landing for a study area. The principal bedroom has a front aspect, built-in wardrobes and an en suite bathroom with large walk-in shower. There are two further double bedrooms, both with built-in wardrobes, which share the family shower room. The shower room has a rear aspect, large walk-in shower and a useful storage cupboard.

Outside, the west-facing garden is a lovely feature of the property and wraps around two sides of the house. There are various areas to enjoy, which include a patio and large L-shaped lawn with an aluminium-framed greenhouse. Steps rise from the lawn to a further wild garden with several mature trees.

To the front, there is plenty of parking on the gravelled driveway and a detached double garage with electric up-and-over door. There is a separate pedestrian door in the garage giving access to the garden.

Services

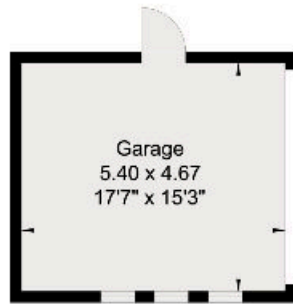
Mains gas, electricity and water are connected to the property. Telephone and broadband.

Directions

What3words:///normal.harsh.vines

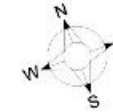




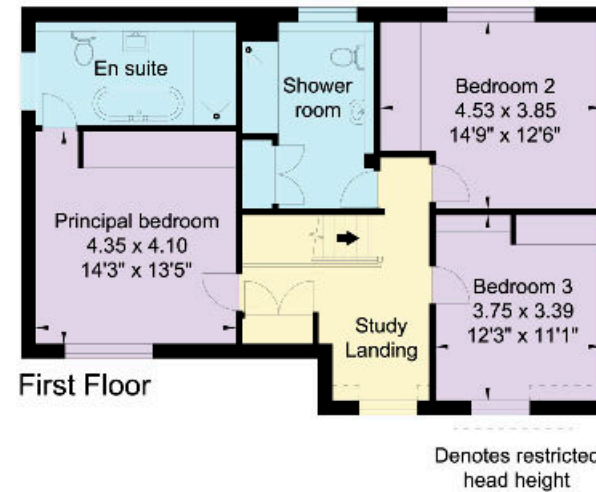
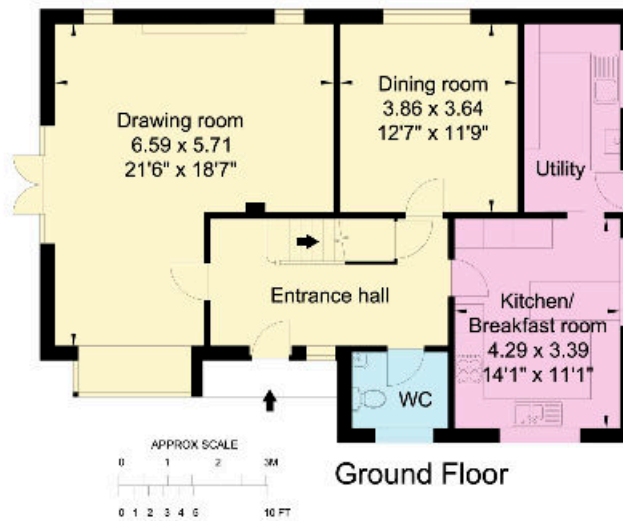


Not shown in actual location / orientation

Approximate Gross Internal Floor Area 194 sq m / 2092 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.



Knight Frank
Stratford-upon-Avon
Bridgeway House
Bridgeway
CV37 6YX
knightfrank.co.uk

I would be delighted to tell you more
Samantha Bysouth
01789 206953
samantha.bysouth@knightfrank.com

3 Home Farm Leek Wootton



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: 03 April 2024
Our reference: STR012369670

3 Home Farm, Leek Wootton, Warwick, CV35 7PU

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £875,000.

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We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

Samantha Bysouth
Associate
+44 1789 206 953
samantha.bysouth@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

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