

Peter Clarke



2 Bell Tower Mews



# 2 Bell Tower Mews, Leamington Spa

CV32 6QB

A beautifully presented and fully refurbished family home, situated on a quiet cul-de-sac in North Leamington Spa and offering outstanding views over the neighbouring cricket ground. Having stunning internal accommodation comprising: Entrance hall, living room, dining room, study, refitted kitchen dining room, utility, and Guest W.C. In addition, there is a library, further utility, guest W.C and Sauna, four first floor bedrooms, refitted family bathroom and master en-suite. The internal accommodation is completed with a first floor guest suite, offering scope as separate annexe comprising open plan kitchen, living, and dining room, a spacious double bedroom and en-suite. Outside the property boasts a private driveway, attached double garage and lawned gardens to front and rear.

- Spacious & beautifully presented detached family home
- Offering five well proportioned bedrooms
- Three reception rooms
- Modern kitchen dining room
- Guest Suite - kitchen, living & dining, bedroom & en-suite

Offers In Excess Of £980,000

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**APPROACH** Accessed via a private driveway leading to a block paved footpath which in turn leads to a double glazed front door which opens into:-

**ENTRANCE HALLWAY** A spacious and welcoming entrance hallway with large double glazed window to the front elevation, stairs rising to the first floor landing and giving way to study, dining room, large kitchen dining room, formal sitting room, cloaks storage cupboard and guest WC. Benefiting from solid oak flooring and having wall mounted lighting with additional inset downlighters and central heating radiator. With solid oak door opening into :-

**HOME OFFICE** This generous and adaptable first reception room is currently being utilized as home office and has a large double glazed window to the front elevation giving fantastic views over the lawned fore garden. Benefiting from ceiling mounted lighting and central heating radiator.

**FORMAL DINING ROOM** Also accessed from the entrance hall is this well proportioned formal dining room offering ample space for dining for 8 - 10 guest and having newly installed double glazed bi-fold doors giving views and direct access onto the paved rear terrace and lawned garden beyond. With ceiling mounted lighting and central heating radiator.

**MODERN KITCHEN DINING ROOM** This beautifully presented and recently installed modern fitted kitchen comprises a range of Shaker style pale grey wall and base mounted units with contrasting solid granite work surfaces overs, with inset one and one half bowl stainless steel sink with monobloc tap. Benefiting from a range of integrated appliances including fan assisted electric oven with further steam over, five ring AEG counter top mounted gas hob with brushed stainless steel overhead extractor, full size dishwasher and space provided for a large fridge freezer. In addition the kitchen has ceramic tiling to floor and all splashback areas and provides ideal space for informal dining, having contemporary style wall mounted central heating radiator, double glazed window to rear elevation with further double glazed access doors to both rear garden and side log store area. Solid timber door opening into:-

**UTILITY & BOILER ROOM** This recently updated utility and boiler room houses the modern Valiant boiler and hot water cistern and benefits from a range of dark grey Shaker style wall and base mounted units providing space and plumbing for both washing machine and tumble dryer. Having a large double glazed window to the rear elevation with further ceiling mounted Velux window, ceiling mounted angle-poised lighting and ceramic tiling to the floor.

**GUEST WC** A beautifully appointed and recently modernized guest WC comprises a modern suite with low level dual flush toilet, vanity unit wash hand basin with chrome monobloc tap, solid oak flooring and ceramic tiling to splashback areas with a UPVC double glazed window to side elevation, ceiling mounted lighting and central heating radiator.

**LIVING ROOM** This incredible triple aspect living room has a centrally mounted contemporary style feature fireplace with Stovax log burning stove, contemporary feature wall and UPVC double glazed window to front, side and rear elevations, with two additional Velux roof lights injecting further natural light, ceiling and wall mounted lighting and two central heating radiators. The living room also gives way to the library via a solid timber door.

**LIBRARY** This fantastic and bright room has newly installed bi-fold double glazed doors giving views and direct access to the foregarden with two high level Velux windows to the side elevation. In addition there is a contemporary style central heating radiator and ceiling mounted downlighters with further timber panelled door opening into the rear lobby and further utility.

**REAR LOBBY** The rear lobby and further utility gives way to sauna room and has stairs rising to an additional first floor landing and guest suite as well as providing access to the guest WC. With ceramic floor tiling and a range of modern base mounted units with contrasting granite effect work surfaces over and space and plumbing or washing machine and under counter fridge, with an inset stainless steel sink and chrome monobloc tap. Additional space is provided for upright fridge freezer and has a high level Velux window, a double glazed access door leading on to the paved footpath and foregarden.

**GUEST WC** Accessed from the lobby and utility area situated beneath the guest suite is the sauna with ceramic tiled flooring and wood slat benching, wall mounted lighting

**GUEST SUITE** Having stairs rising from the lobby and utility comprising open plan kitchen, living and dining space, well proportioned double bedroom and en suite shower room.

**OPEN PLAN KITCHEN / LIVING / DINING** Benefits from a range of grey fronted modern style wall and base mounted units with contrasting work surfaces over and integrated appliances including four ring Halogen hob, fan assisted electric oven, built in dishwasher and undercounter fridge, having counter top mounted stainless steel sink and drainer unit with monobloc tap. This wonderful and adaptable space provides ample room for both living and dining furniture and benefits from full height kitchen window to side elevation, three Velux roof lights, having sliding patio style Juliet balcony door giving wonderful far stretching views over the neighboring Leamington Cricket Club. Accessed from here via a solid timber door is the well sized double bedroom.

**DOUBLE BEDROOM** Having a large double glazed window overlooking the lawned foregarden, ceiling mounted angle-poised lighting, central heating radiator and further internal timber door opening into guest en suite.

**EN SUITE** Comprises vanity unit wash hand basin with waterfall style tap, low level WC with dual flush, walk in shower cubicle with mains fed shower, having ceramic tiling to floor and all splashback areas, ceiling mounted Velux roof light and centrally heated towel rail, ceiling mounted lighting.

#### ON THE FIRST FLOOR

**FIRST FLOOR LANDING** With stairs rising from the entrance hallway, the landing gives way to four double bedrooms, family bathroom and master en suite. With front facing double glazed window giving views over the lawned foregarden, inset ceiling mounted downlighters and central heating radiator. Having a timber and glazed window opening into master bedroom.

**MASTER BEDROOM** This well proportioned triple aspect double bedroom provides views to the foregarden as well as wonderful far stretching views over the neighboring Leamington Cricket Club. Having ceiling mounted lighting, central heating radiator and internal timber and glazed door opening into :-

**MASTER EN SUITE** This beautifully appointed modern suite comprises enclosed cistern dual flush WC, walk in shower cubicle with mains fed shower and vanity unit wash hand basin with under counter storage. In addition there is inset all mounted and mirror fronted storage cupboard, centrally heated towel rail, inset downlighters and double glazed window to side elevation.

**BEDROOM TWO** This fantastic and incredibly spacious dual aspect double room has views to both front and rear elevations and currently houses a king size bed, comprising integrated bedroom furniture with two large double fronted storage cupboards, seven drawer chest of drawers and further low level storage cupboard, two central heating radiators, ceiling mounted lighting. The room allows enough space to create a further guest en suite if so desired.



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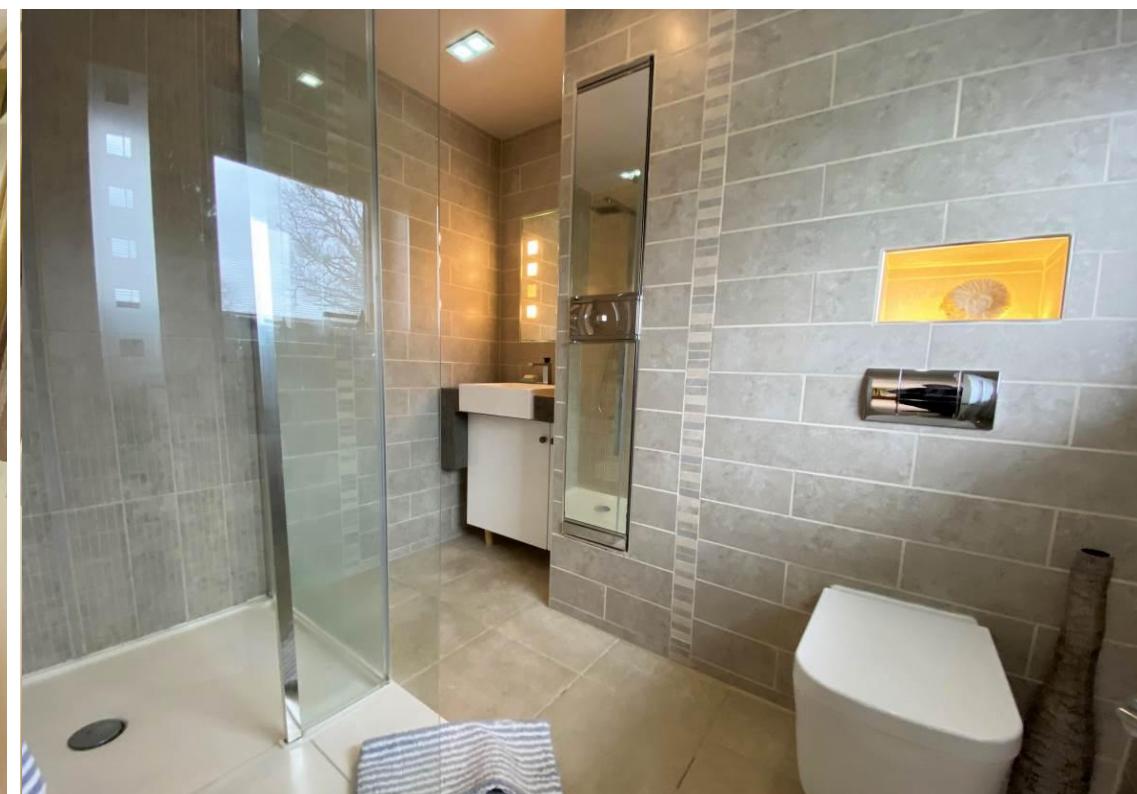
Total Approx. Floor Area 279.20 Sq.M. (3005 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



First Floor  
Approx. Floor  
Area 86.60 Sq.M.  
(932 Sq.Ft.)

Second Floor  
Approx. Floor  
Area 40.10 Sq.M.  
(432 Sq.Ft.)



**REFITTED FAMILY BATHROOM** This beautifully appointed and recently family bathroom has been updated by the current owners to an incredibly high standard and comprises a four piece suite with low level enclosed cistern WC, wall mounted wash hand basin with chrome fittings, free standing dual ended bath tub and shower cubicle with mains fed waterfall shower. Having ceramic tiling to floor and all splashbacks, contemporary style wall mounted central heating radiator, inset downlighters, display shelving, double glazed window to side elevation and wall mounted shaver point.

**BEDROOM THREE** Another sizeable double bedroom having dual aspect double glazed windows giving wonderful views over the walled rear garden and neighbouring Leamington Cricket Club with ceiling mounted lighting, central heating radiator and benefitting from a double fronted storage cupboard providing both shelving and hanging storage space.

**BEDROOM FOUR** The fourth bedroom has a large double glazed window overlooking the walled rear garden, central heating radiator and ceiling mounted lighting. Benefiting from a built in double fronted storage wardrobe with shelving and hanging storage space.

#### OUTSIDE

**FRONT** To the front of the property is a tarmac and block paved driveway providing ample off road parking which leads up to the attached double garage which is access via up and over timber garage doors.

**DOUBLE GARAGE** This fantastic and useful garage space is accessed from the driveway via up and over garage doors as well as having lockable pedestrian side access gate from the paved walkway. Benefiting from both power and lighting and having a double glazed side facing window.

**FOREGARDEN** This sizeable foregarden comprises a large lawned area, two block paved footpaths, well stocked plant and shrub borders.

**REAR GARDEN** This stunning private rear garden is mainly laid to lawn with sizable slate paved terrace and walkway. Having well stocked plant and shrub borders and beds, further paved patio area to the rear right hand side of the garden which accommodates the timber and glazed greenhouse with additional timber summerhouse to the left hand side of the garden. In addition there is gated side access and the garden is accessible from the kitchen and dining room.

#### GENERAL INFORMATION

**TENURE:** We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains gas, electricity, water and mains drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority Warwick District Council and is understood to lie in **Band H**

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** **D.** A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.

#### REGULATED BY RICS

**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation or warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Peter Clarke

**Six offices serving South Warwickshire & North Cotswolds**