



Ladycroft, Cubbington, CV32
Offers Over £345,000

Winkworth

for every step...



About the Property

Winkworth Leamington Spa are delighted to present to the market-Ladycroft, well-maintained two double bedroom semi-detached bungalow positioned on a generous plot within the highly regarded village of Cubbington. Offering over 1,200 sq ft of total accommodation including garage, this attractive 1960s home provides excellent proportions, superb driveway parking and a beautifully tended rear garden.

Available with no onward chain, the property combines bright and versatile living space with practical features including a conservatory, garage and extensive block-paved driveway. A fantastic opportunity for those looking to downsize, relocate to a village setting or secure a manageable yet spacious home close to Leamington Spa.

Material Information:

Council Tax: Band D

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Ofcom Feb 26)

Mobile Coverage: Good/Variable Coverage (Ofcom Feb 26)

Heating: Gas Central Heating | Listed: No | Tenure: Freehold









The Finer Details

Entrance Hall

A wide and welcoming central hallway providing access to all principal rooms, with useful storage cupboards and loft access. The layout is practical and well-balanced, offering easy single-level living.

Living / Dining Room (20'0" x 13'5")

A particularly impressive reception room extending to approximately 20ft in length. Large sliding doors to the rear flood the room with natural light and provide direct access into the conservatory and garden beyond. There is ample space for both lounge seating and formal dining, while a feature fireplace creates a focal point to the room. A generous and versatile space ideal for entertaining or relaxing.

Conservatory (7'3" x 11'2")

Positioned to the rear of the property and overlooking the garden, the conservatory provides an additional reception area perfect as a reading room, garden room or informal sitting space. Glazed panels maximise natural light and offer pleasant views across the lawn.

Kitchen (11'3" x 9'1")

A well-appointed kitchen fitted with a range of wall and base units complemented by laminate work surfaces. There is space for appliances, integrated oven and hob, and a window overlooking the covered side area. A side door provides access to the covered passage and driveway, creating practical day-to-day functionality.

Bedroom One (14'6" x 11'1")

A generous principal double bedroom positioned to the front of the property, featuring fitted wardrobes and a large window allowing excellent natural light. A comfortable and well-proportioned main bedroom.

Bedroom Two (12'2" x 10'7")

A second spacious double bedroom, also benefiting from fitted storage and a pleasant outlook. Ideal as a guest bedroom, additional reception room or home office if required.

Shower Room (8'4" x 5'7")

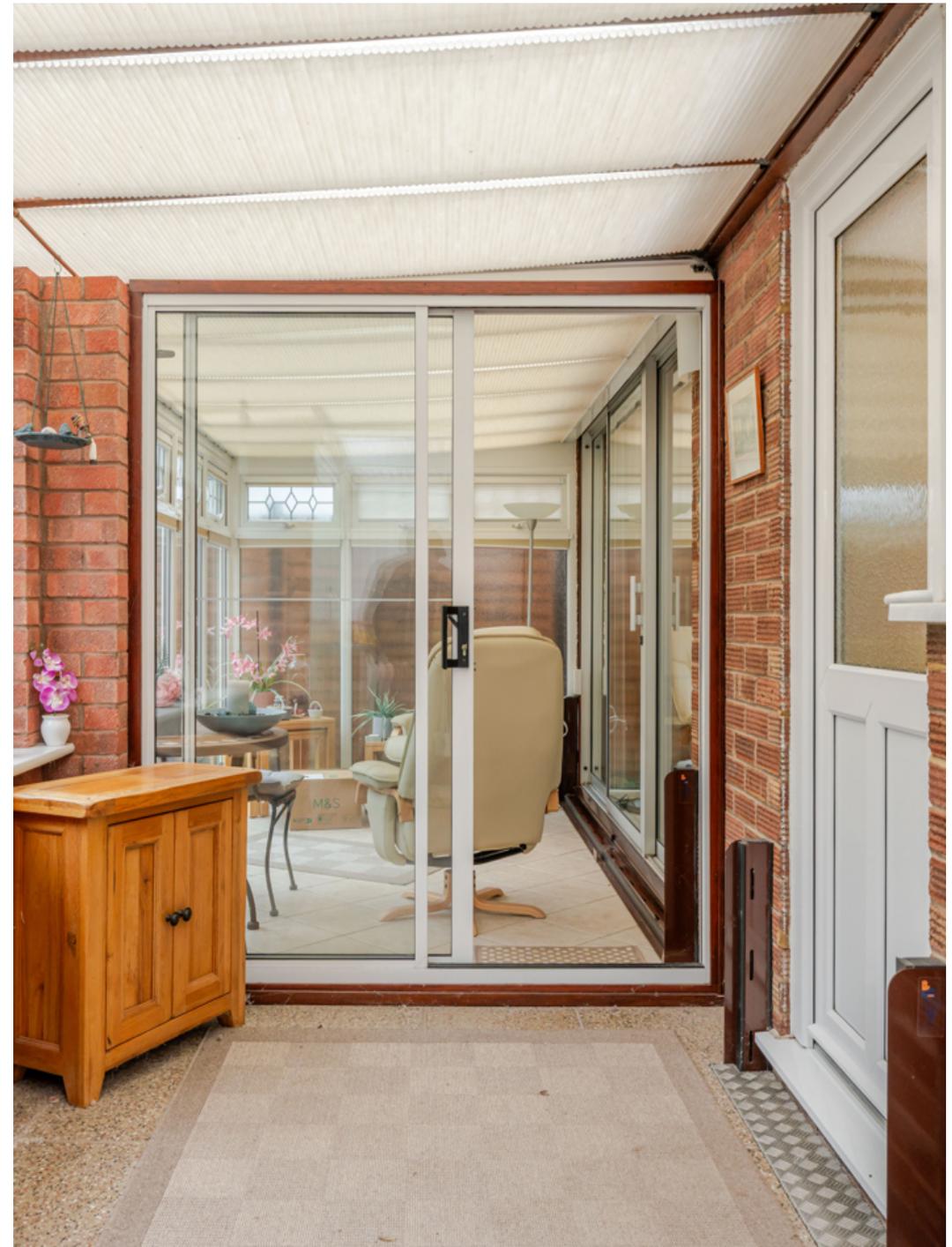
A modern and practical shower room comprising walk-in shower enclosure, wash hand basin set within vanity storage and WC. Finished in neutral tones with a frosted window providing natural light and ventilation.

Garage (16'10" x 8'11")

A single garage providing excellent additional storage or secure parking. Accessed via the driveway and internally via the covered side passage.

Rear Garden

The rear garden is a particular highlight — generously proportioned and beautifully maintained. A patio area sits directly behind the property, ideal for outdoor dining and entertaining. Beyond this lies a well-kept lawn bordered by mature shrubs and planting, creating a private and established setting. A greenhouse and additional storage are located towards the rear boundary, enhancing practicality for keen gardeners. The property benefits from an extensive block-paved driveway providing parking for multiple vehicles to the front of the property.

















About the Area

Ladycroft is situated within the heart of Cubbington, a well-regarded village on the northern edge of Royal Leamington Spa, offering a practical and well-connected setting with the benefit of a strong community feel.

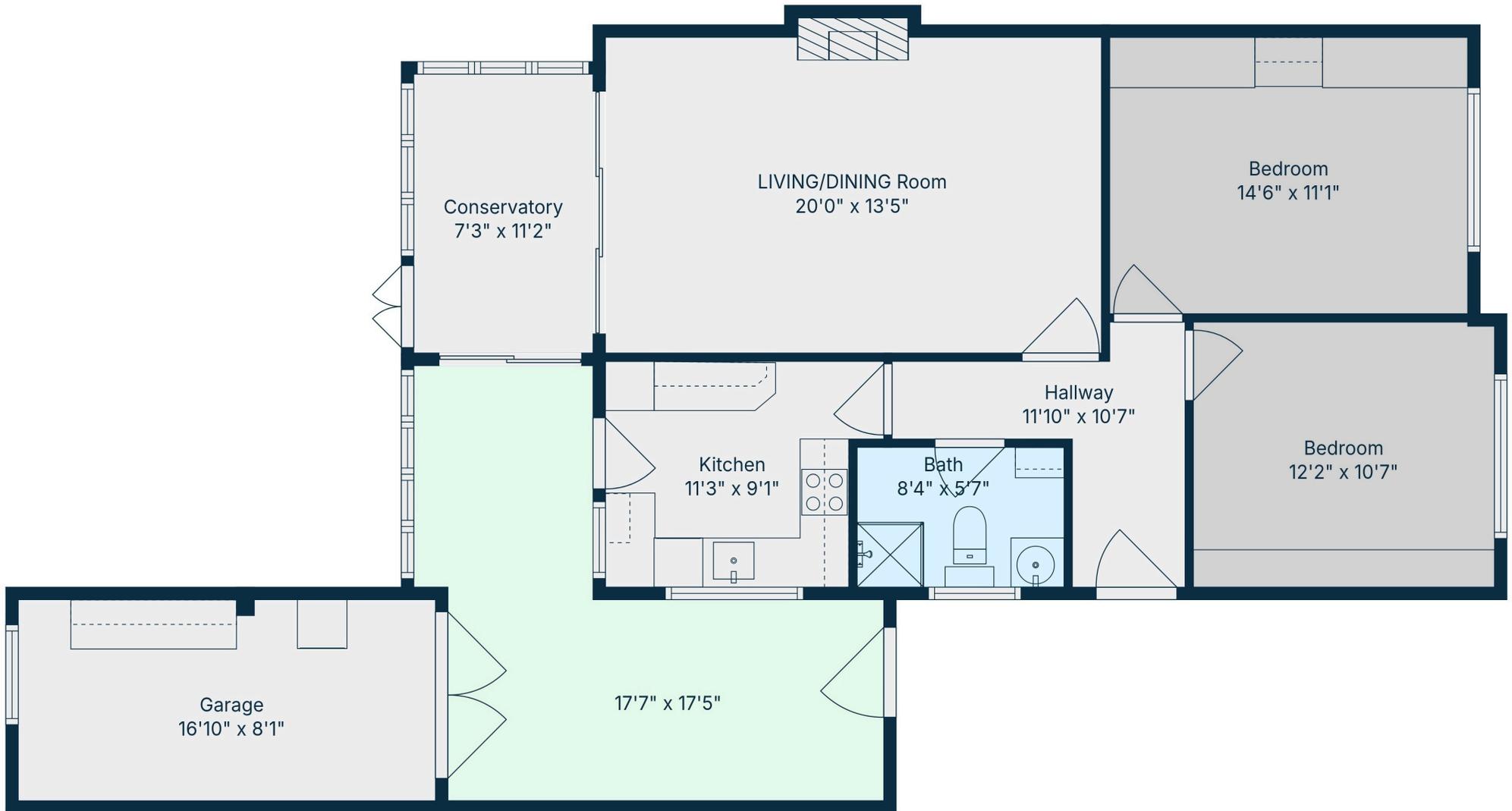
Cubbington provides a range of everyday amenities within easy reach, including a village shop, post office, local pubs and green open spaces, creating a convenient and self-contained environment for day-to-day living. For more extensive shopping, dining and leisure facilities, Leamington Spa town centre lies approximately 2.8 miles by road, offering an excellent mix of independent boutiques, cafés, restaurants and parks.

Transport connections are particularly strong. Leamington Spa railway station is around 3 miles away, providing direct services to London Marylebone and Birmingham, making the location ideal for commuters. The nearby A46 and accessible M40 motorway network ensure straightforward road links to Warwick, Coventry, Stratford-upon-Avon and beyond.

The surrounding countryside offers attractive walking and cycling routes, reinforcing the lifestyle appeal of the area while retaining excellent access to the town. Combining village convenience with superb connectivity, Ladycroft represents a highly practical yet aspirational Warwickshire address.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





Winkworth Leamington Spa
01926 956560

19 Denby Buildings, Regent Grove, Royal Leamington Spa, Warwickshire, CV32 4NY
leamingtonspa@winkworth.co.uk

Winkworth

for every step...