



Beaufort Avenue, Cubbington, CV32
Offers Over £450,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is delighted to present to the market this attractive and thoughtfully extended four-bedroom semi-detached family home, set on a quiet residential road in the village of Cubbington, just a short drive from the centre of Leamington Spa (2.6 miles).

Offering versatile family living across three floors, the property provides well-proportioned accommodation extending to approximately 1600 sq ft, together with driveway parking and a beautifully landscaped rear garden with terrace, lawn, decked entertaining area and secluded 'secret' garden.

Material Information:

Council Tax: Band D
 Local Authority: Warwick District Council
 Broadband: Ultrafast Broadband Available
 (Checked on Ofcom Sept 25)
 Mobile Coverage: Good/Variable Coverage
 (Checked on Ofcom Sept 25)
 Heating: Gas Central Heating | Listed: No
 Tenure: Freehold









The Finer Details

Set on a quiet residential road in the heart of Cubbington, just a short distance from Leamington Spa town centre, this attractive four-bedroom semi-detached family home has been thoughtfully extended and updated by the current owners to provide versatile living accommodation arranged over three floors.

The property is approached via a private driveway with parking for two vehicles, an integrated storage garage, and a pretty front garden enclosed by hedging and planted with mature shrubs and trees.

A spacious entrance hallway with under-stairs storage gives access to the principal ground floor rooms. At the rear, a stylish remodelled kitchen enjoys views over the garden and is fitted with a contemporary range of units and integrated appliances. Adjoining the kitchen, the double reception room is divided by an elegant archway into a sitting room and dining room. A gas-effect fireplace provides a central focal point in the sitting room, while a glazed door opens from the dining area into a conservatory, offering direct access onto the garden terrace.

To the other side of the kitchen, a clever conversion and extension of the former garage has created a further reception room with its own WC, ideal as a home office, playroom, or guest bedroom. A glazed door leads directly onto the garden.

Upstairs, the first floor comprises three generous double bedrooms. The principal bedroom, overlooking the front aspect, includes fitted wardrobes, while the second and third bedroom also benefit from built-in storage. A family bathroom with bath, shower over, WC and wash basin completes this level. From the first-floor landing, a staircase rises to the second floor where a further spacious double bedroom enjoys far-reaching views across the rolling Warwickshire countryside, together with useful eaves storage.

The rear garden is a particular feature of the property: an exceptionally large plot, beautifully landscaped and lovingly maintained. A raised terrace leads onto a level lawn, beyond which lies a decked entertaining area and, at the far end, a secluded 'secret' garden surrounded by mature trees, shrubs and flowering borders.

































About the Area

Situated on the peaceful and established Beaufort Avenue, this attractive family home enjoys a quiet residential setting in the desirable village of Cubbington, just 2.7 miles from the centre of Leamington Spa. The location offers the perfect balance of village charm and easy access to the vibrant amenities of the town.

Cubbington itself has a warm, community feel, with local shops, a village hall, and the much-loved Rugby Tavern pub (450m) all within walking distance. Surrounded by open countryside, the village offers excellent opportunities for walking, cycling, and outdoor pursuits, with well-connected footpaths leading to neighbouring villages and the rolling Warwickshire landscape.

A wide range of highly regarded schools are easily accessible from Beaufort Avenue. Telford Infant and Junior School (400m), Cubbington Primary School (0.9 miles), and North Leamington School (0.9 miles) are all nearby, while independent options include Arnold Lodge (2.1 miles), Kingsley School (2.4 miles), and Warwick School (4.8 miles).

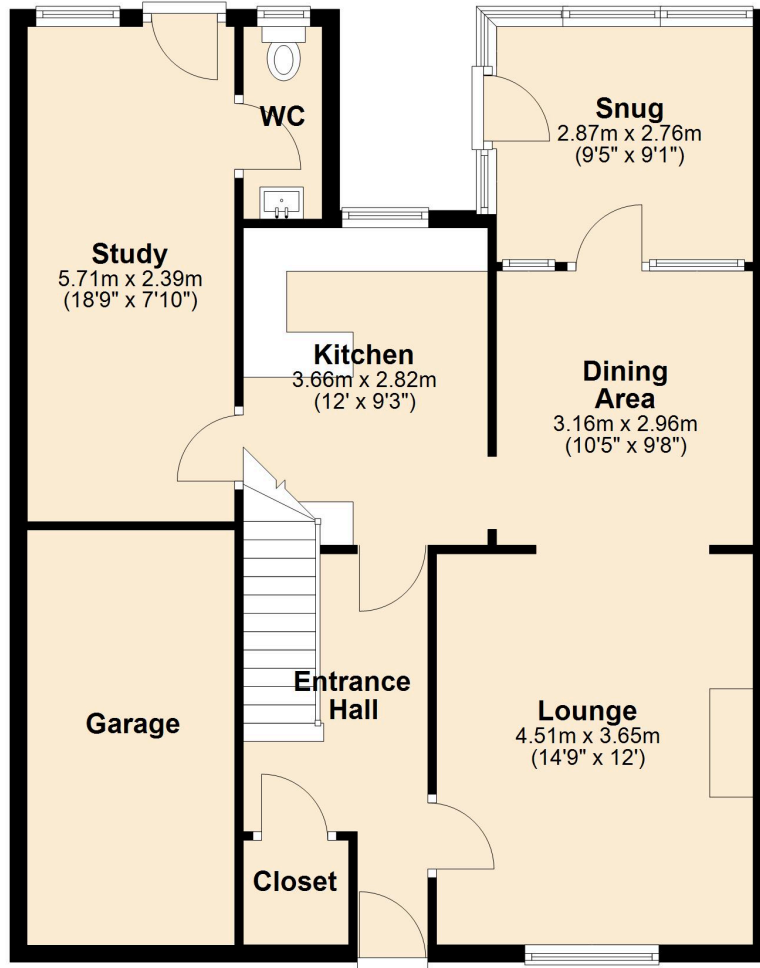
Perfectly placed for commuters, Leamington Spa Station (3.3 miles) provides direct rail connections to London Marylebone (approx. 1 hour 20 minutes) and Birmingham (approx. 33 minutes). The M40 motorway (Junctions 13 & 14) can be reached in around 15 minutes, and Birmingham Airport is approximately 40 minutes away, offering excellent domestic and international travel links.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	71 C
39-54	E		
21-38	F		
1-20	G		



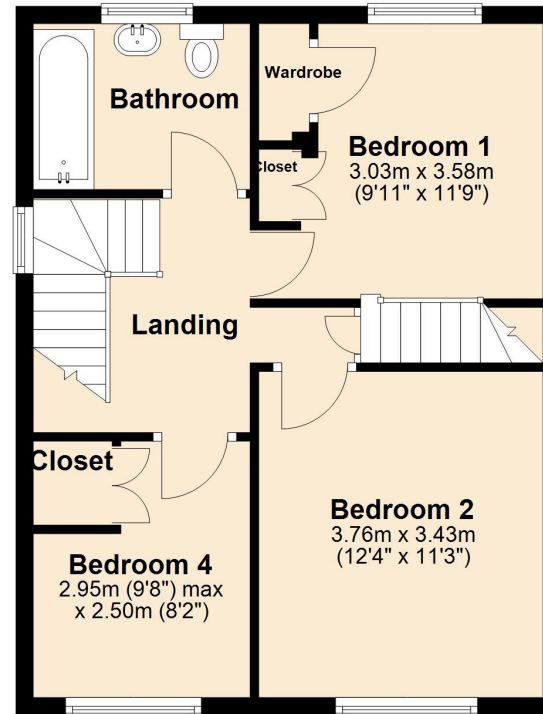
Ground Floor

Approx. 83.8 sq. metres (902.2 sq. feet)



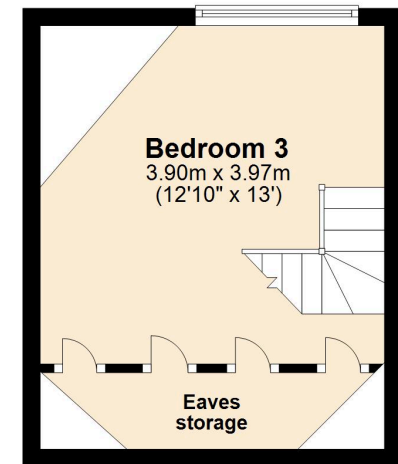
First Floor

Approx. 46.0 sq. metres (495.2 sq. feet)



Second Floor

Approx. 19.4 sq. metres (208.7 sq. feet)



Total area: approx. 149.2 sq. metres (1606.1 sq. feet)





Winkworth Leamington Spa
01926 956560

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

Winkworth

for every step...