



Roman Way, Cubbington, CV32
£390,000

Winkworth

for every step...





Winkworth Leamington Spa is delighted to present to the market this stylish three double bedroom semi-detached home on the sought-after Hazelwood development in Cubbington, just moments from the edge of Leamington Spa.

Built by Bellway Homes in 2021 to their desirable 'Rothley' design, this contemporary property has been beautifully maintained by the current owners and offers modern family living, with accommodation extending to approximately 1,119 sq ft.

Council Tax: Band D
Local Authority: Warwick District Council Broadband: Ultrafast
Broadband Available (Checked on Ofcom Nov 2025)
Mobile Coverage: Limited Coverage (Checked on Ofcom Nov 2025)
Heating: Gas Central Heating
Listed: No
Tenure: Freehold





The Finer Details

Set within the highly sought-after Hazelwood development in Cubbington, just on the edge of vibrant Leamington Spa, Roman Way is an immaculately presented three double bedroom semi-detached home, built in 2021 by Bellway Homes to their desirable 'Rothley' design.

From the moment you step inside from the private footpath through the landscaped front garden, this stylish property offers a warm and welcoming feel. The contemporary kitchen sits to the front of the home, featuring sleek worktops, generous storage and modern integrated appliances – perfectly suited to everyday living and culinary creativity. To the rear, a bright and spacious living/dining room enjoys an abundance of natural light and opens onto the garden, providing a superb setting for entertaining or relaxing with family.

Upstairs, there are three well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, creating a luxurious retreat. Both additional bedrooms also include fitted wardrobes, offering excellent flexibility for family use, a home office or guest accommodation. A stylish family bathroom completes the first floor.

Outside, the rear garden is neatly landscaped and provides a peaceful environment to unwind, dine al fresco or enjoy time with friends and family. The property also benefits from a single garage, driveway parking and an electric vehicle charging point.

Modern, elegant and ideally positioned, Roman Way is a fantastic opportunity to acquire a quality Bellway home in a friendly and well-connected village setting — the perfect blend of countryside tranquillity and town convenience.























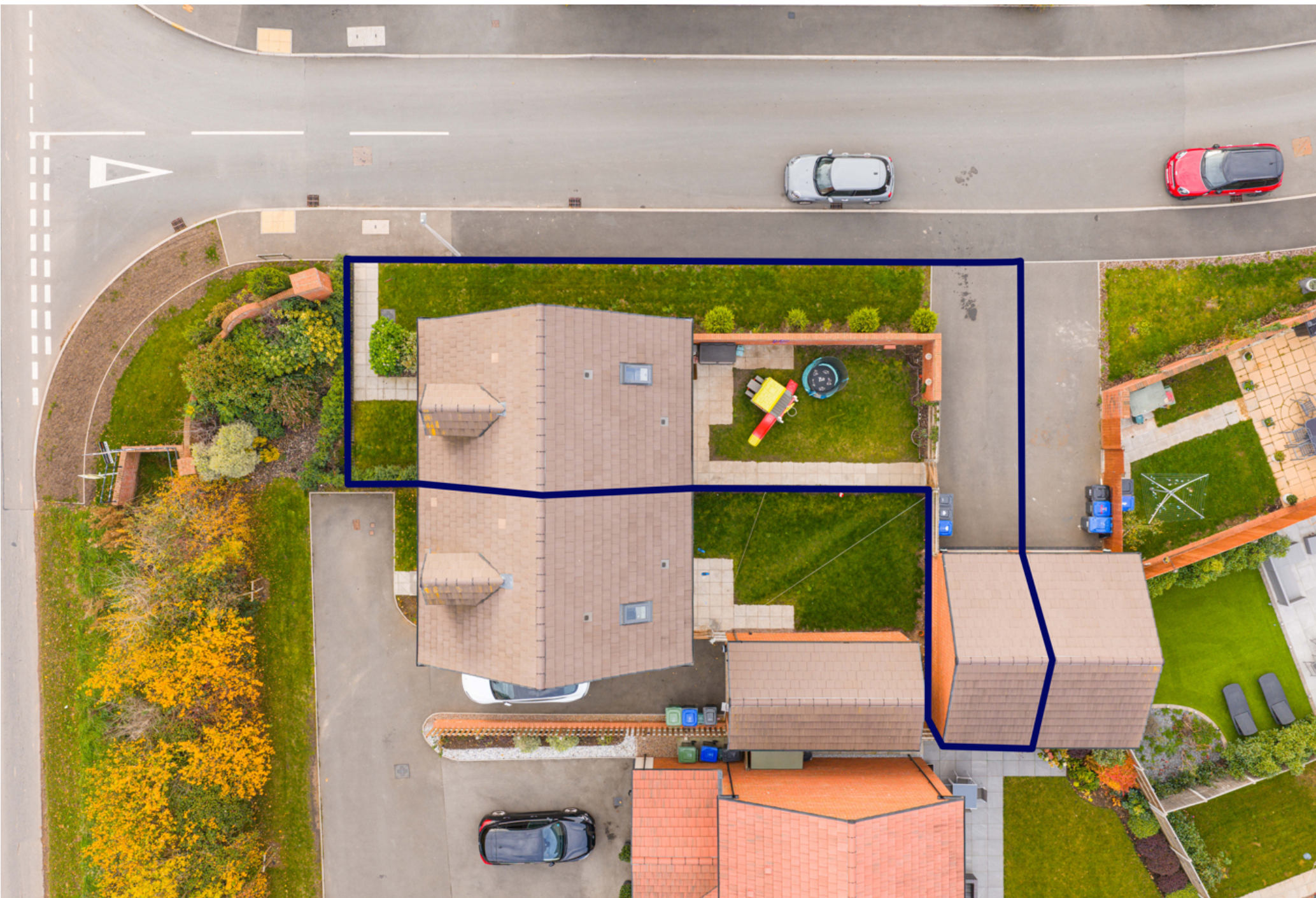
About the Area

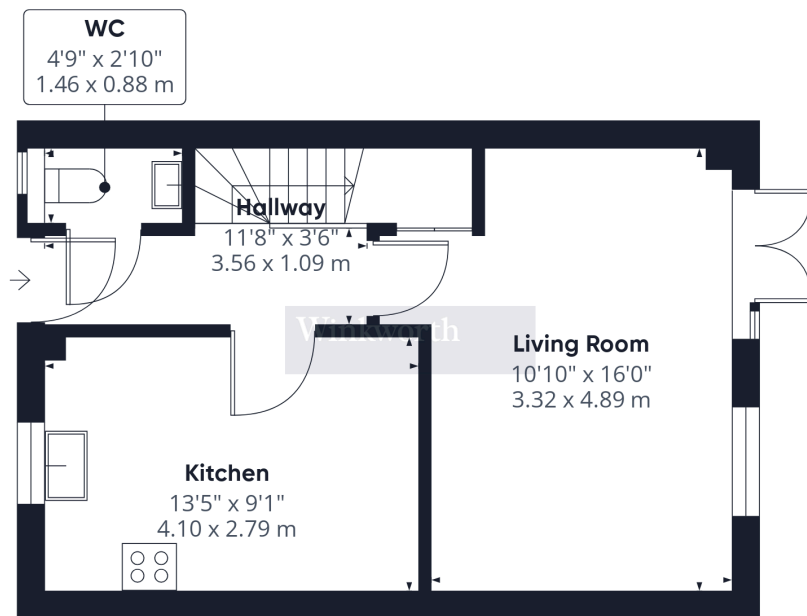
Situated on the popular Hazelwood development, Roman Way enjoys an ideal position in the charming village of Cubbington — a peaceful, community-focused location on the outskirts of Royal Leamington Spa. Cubbington offers a blend of village lifestyle with the convenience of nearby town amenities, including a local shop, post office, well-regarded pubs, a primary school (0.4 miles), play parks, and scenic countryside walks right on the doorstep.

Just a short drive away lies Leamington Spa town centre (2.8 miles), renowned for its Regency architecture, boutique shopping, cafés, restaurants and vibrant cultural scene. Excellent transport links serve the area, with nearby access to the A46, M40 and regular rail services from Leamington Spa station (3.3 miles) to Birmingham, London and beyond — perfect for commuters.

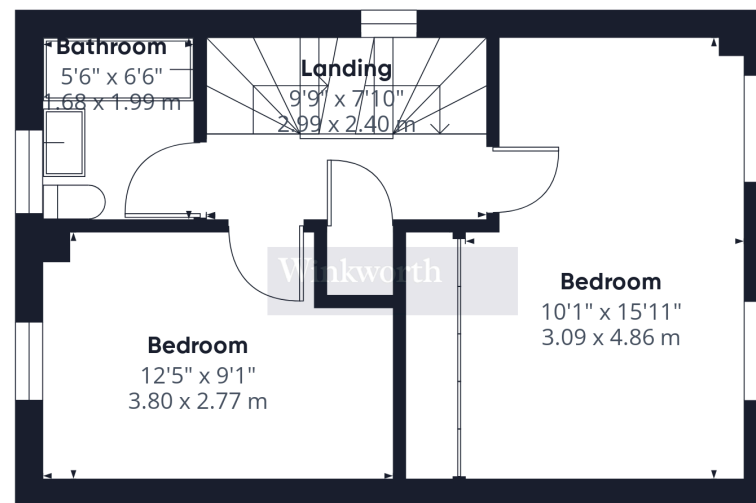
Families benefit from a selection of highly regarded schools in both the state and independent sectors, as well as leisure facilities and green open spaces. With its balance of village charm and modern convenience, Roman Way offers a wonderful setting for family life and easy access to everything Leamington Spa and Warwickshire have to offer.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

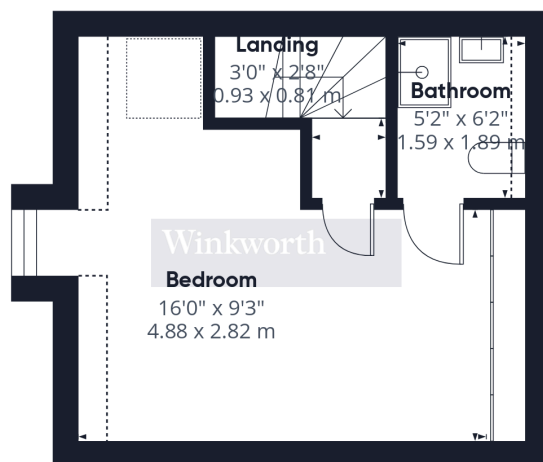




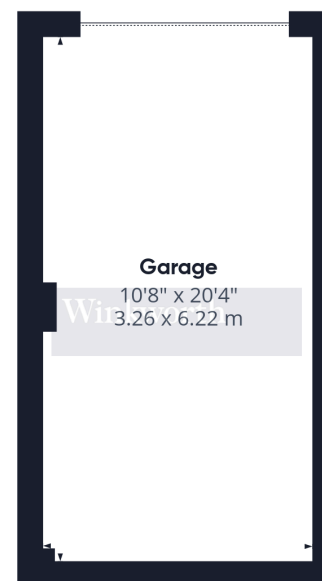
Ground Floor



First Floor



Second Floor



Approximate total area⁽¹⁾
excluding the garage
104 m²
1119 ft²

Approximate total area⁽¹⁾
1197 ft²
111.2 m²

Reduced headroom
17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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