



Roman Way, Cubbington, CV32
Offers Over £390,000

Winkworth

for every step...



About the Property

Winkworth Leamington Spa are thrilled to present to the market, Roman Way, set within the highly regarded Hazelwood development in Cubbington, just moments from the edge of vibrant Leamington Spa.

This beautifully upgraded three double bedroom semi-detached home, was built in 2021 by Bellway Homes to their popular 'Rothley' design. Thoughtfully enhanced by the current owners, the property now offers a superb open-plan kitchen, dining and living space alongside an exceptional landscaped garden designed for entertaining.

Material Information:

Council Tax: Band D

Local Authority: Warwick District Council Broadband: Ultrafast Broadband Available (Checked on Ofcom Jan 2026)

Mobile Coverage: Limited Coverage (Checked on Ofcom Jan 26)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold







The Finer Details

Set within the highly regarded Hazelwood development in Cubbing-ton, just moments from the edge of vibrant Leamington Spa, 5 Roman Way is a beautifully upgraded three double bedroom semi-detached home, built in 2021 by Bellway Homes to their popular 'Rothley' design. Thoughtfully enhanced by the current owners, the property now offers a superb open-plan kitchen, dining and living space alongside an exceptional landscaped garden designed for entertaining.

With driveway parking for two vehicles and a semi-detached garage, this is a turnkey home in an excellent school catchment — ideal for families and professional buyers seeking village community with effortless access to Leamington Spa.

Entered via a landscaped front garden and private pathway, the welcoming hallway immediately sets the tone. The under-stairs cupboard has been removed to enhance the sense of openness and flow.

To the front sits the upgraded contemporary kitchen, fitted with sleek cabinetry, integrated appliances and generous preparation space. This now opens seamlessly into the principal reception room, creating a bright and sociable open-plan kitchen, dining and living environment — perfectly suited to modern family life. To the rear, French doors lead directly onto the garden terrace, extending the living space outdoors.

Upstairs are three genuine double bedrooms. The principal suite benefits from fitted wardrobes and a private en-suite shower room. Bedrooms two and three are both well-proportioned doubles, offering flexibility for children, guests or home working. A modern family bathroom completes the first floor.

The rear garden has been significantly enhanced by the current owners to create a superb entertaining environment. The main terrace has been extended to provide generous space for dining and seating directly from the house.

Beyond this, a further terrace has been installed at the end of the garden, creating a second seating area — ideal for evening sun and relaxed gatherings. A bespoke garden kitchen with built-in BBQ forms a striking focal point, elevating the outdoor space into a true entertaining hub.

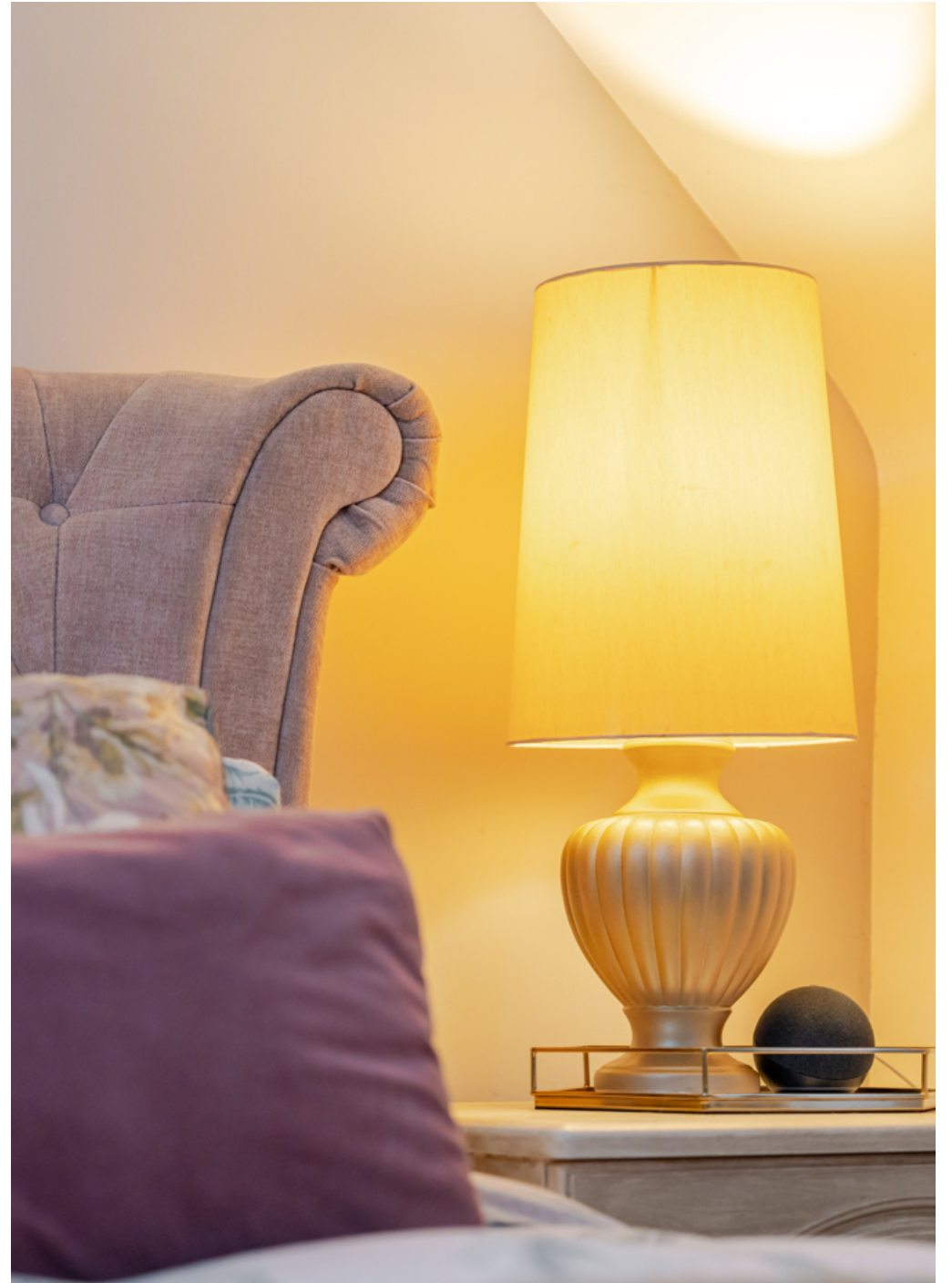






















About the Area

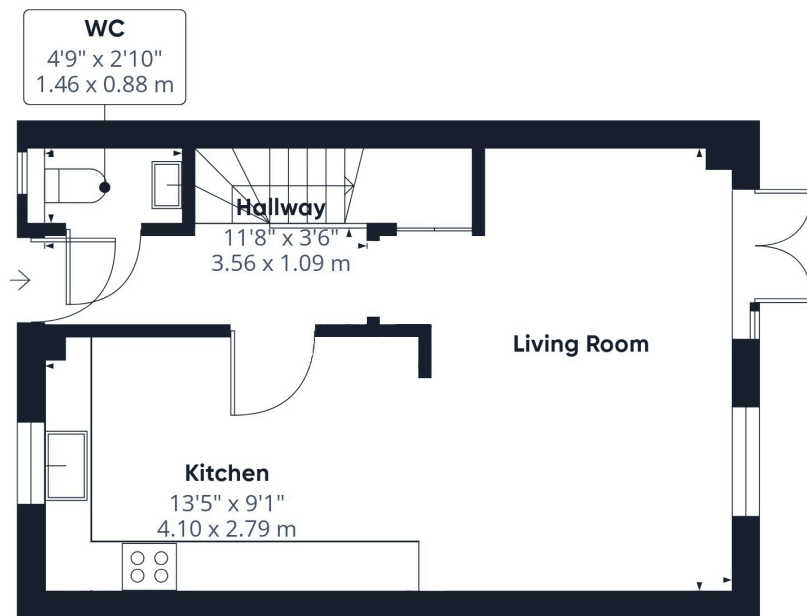
Situated on the popular Hazelwood development, Roman Way enjoys an ideal position in the charming village of Cubbington — a peaceful, community-focused location on the outskirts of Royal Leamington Spa. Cubbington offers a blend of village lifestyle with the convenience of nearby town amenities, including 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.

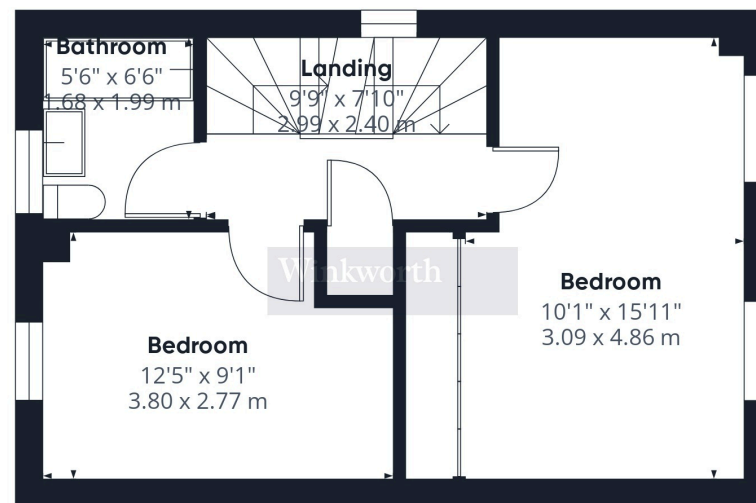
Families benefit from a selection of highly regarded schools in both the state and independent sectors, as well as leisure facilities and green open spaces. With its balance of village charm and modern convenience, Roman Way offers a wonderful setting for family life and easy access to everything Leamington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

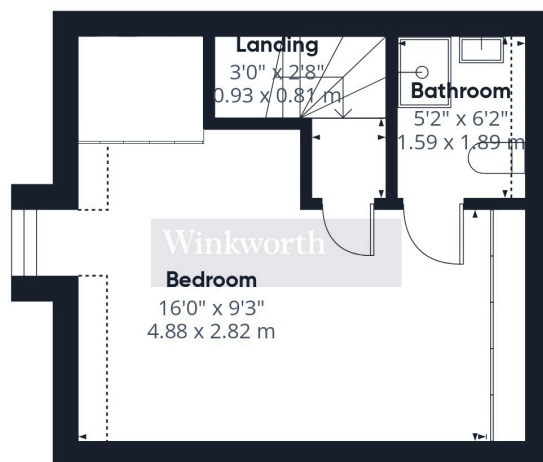




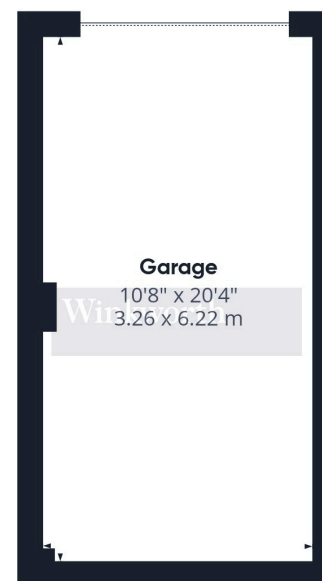
Ground Floor



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





Winkworth Leamington Spa
01926 956560

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

Winkworth

for every step...