



## The School House Warwick Road, Leek Wootton, Warwick, CV35 7RB

Informal Tender £520,000

- Available For Sale By Informal Tender
- Elevated Position With Gardens To Three Sides
- Three Double Bedrooms And Two Bathrooms
- Beautiful Village Location Close To Kenilworth
- Offered With No Onward Chain
- Handsome Period Semi Detached House
- EPC Rating D - 59
- Two Generous Reception Rooms & Beech Kitchen
- Driveway And Ample Parking
- Warwick District Council Tax Band E

# The School House Warwick Road, Warwick CV35 7RB

A fantastic opportunity to purchase half of the former Victorian Village School in the heart of Leek Wootton. The attractive period property is being offered for sale with no onward chain and by Informal Tender.

Occupying an elevated position the double fronted house has generous accommodation that comprises a central reception hallway with cloakroom/wc. There are two reception rooms and a beech effect fitted kitchen. The dogleg staircase rises to the split level landing with doors leading off to the three double bedrooms. The main bedroom has an en-suite bathroom and there is a further shower room.

Benefitting gas central heating and partial double glazing the property enjoys extensive gardens to three sides. There is a large driveway providing ample parking. Viewing is essential and we will be conducting viewings over a four week period with interested parties required to place their offers by noon on the 17th February 2025.



Council Tax Band: E



## Leek Wootton

Welcome to Leek Wootton, Warwickshire

Nestled in the heart of Warwickshire, Leek Wootton is a picturesque village that perfectly blends countryside charm with modern practicality. This highly sought-after location is an ideal choice for families, professionals, and retirees looking to enjoy a tranquil lifestyle with easy access to amenities and transport links.

Community and Lifestyle

This welcoming community is brimming with character and warmth. Residents enjoy an active village life, with events and activities centred around local landmarks like All Saints' Church, the vibrant village hall, and the popular Anchor Inn pub. The Leek Wootton Sports Club offers a range of recreational opportunities, from cricket to tennis, fostering a strong sense of togetherness.

Exceptional Connectivity

Despite its peaceful setting, Leek Wootton is incredibly well-connected. The A46 provides quick access to Warwick, Leamington Spa, and Coventry, while Warwick Parkway station offers convenient rail links to Birmingham and London. It's the perfect location for commuters who want to escape the hustle and bustle of city life without compromising on accessibility.

Outstanding Schools

For families, Leek Wootton is a dream location. The village is home to the highly regarded All Saints' Church of England Academy, which offers excellent primary education. Additionally, Warwickshire's renowned independent and grammar schools, including Warwick School and King's High School, are just a short drive away.

Property in Leek Wootton

Leek Wootton boasts a mix of characterful period homes and modern properties, offering something for every taste. From charming cottages and converted schoolhouses to spacious family homes, the village is a treasure trove of unique and desirable residences. Many properties feature generous gardens and views of the surrounding countryside, adding to their appeal.

Local Attractions and Amenities

Leek Wootton is perfectly positioned for enjoying Warwickshire's attractions. Warwick Castle, the Royal Leamington Spa, and Kenilworth Castle are all within easy reach. Golf enthusiasts will appreciate the proximity of The Warwickshire Golf and Country Club, while food lovers will enjoy the range of dining options in nearby towns.

Why Choose Leek Wootton?

Leek Wootton offers a rare combination of rural tranquility, a strong sense of community, and excellent transport links. Whether you're drawn to its rich history, its natural beauty, or its convenient location, the village is a place where you can truly feel at home.

## Informal Tender Process

The School House, Leek Wootton is available for sale by Informal Tender. Any party wishing to place an offer for the property will be required to address all offers to John Ansell, Boothroyd & Co. 19 The Square, Kenilworth CV8 1EF. Offers are to be received by 12noon on Monday 17th February 2025 for the consideration of our client. Our client is under no obligation to accept any of the offers received.

## Approach

The property occupies an elevated position with a pathway from the drive that leads to the hardwood entrance door with coachlight.

## Hallway

With a dogleg staircase rising to the first floor, radiator and doors off to:

## Cloakroom

With quarry tiled floor, low flush wc and wash hand basin. Radiator and a window to the fore.

## Lounge

12'9" x 11'11"

With dual aspect windows, radiator and meter cupboard.

## Dining Room

16'2" x 12'0"

Dual aspect windows, radiator and storage cupboard. Door into the kitchen

## Kitchen

9'1" x 14'10"

Fitted with a range of beech fronted base units with a marble effect counter. Inset stainless steel sink unit with a monobloc tap and a window and door to the rear. Appliances include a gas stove, dishwasher, washing machine and an upright fridge freezer. Tiling to splashbacks, a quarry tiled floor and a radiator.

## Landing

Access to loft void, window to the fore and doors off to

## Bedroom One

9'6" x 14'11"

Window to the rear with a radiator beneath. Boiler cupboard housing the combination boiler and door into the en suite.

## En Suite Bathroom

Fitted with a white suite that comprises a panelled bath, close coupled wc and a pedestal wash hand basin. Tiled splashbacks, heated towel rail, laminate flooring and a frosted window to the rear.

## Bedroom Two

12'9" x 11'11"

With dual aspect windows and a double radiator.

## Bedroom Three

12'0" x 12'0"

Upvc window to the rear with a radiator beneath.

## Shower Room

Fitted with a white suite that comprises a double shower cubicle with a thermostatic shower, close coupled wc and pedestal wash hand basin. Tiling to splashbacks, radiator, laminate flooring and a window to the fore

## Rear Garden

The property has extensive gardens to three sides. Being laid to lawn with fenced boundaries and a large brick built store.

## Foregarden

The elevated garden has wrought iron railings and is mainly laid to lawn.

## Driveway

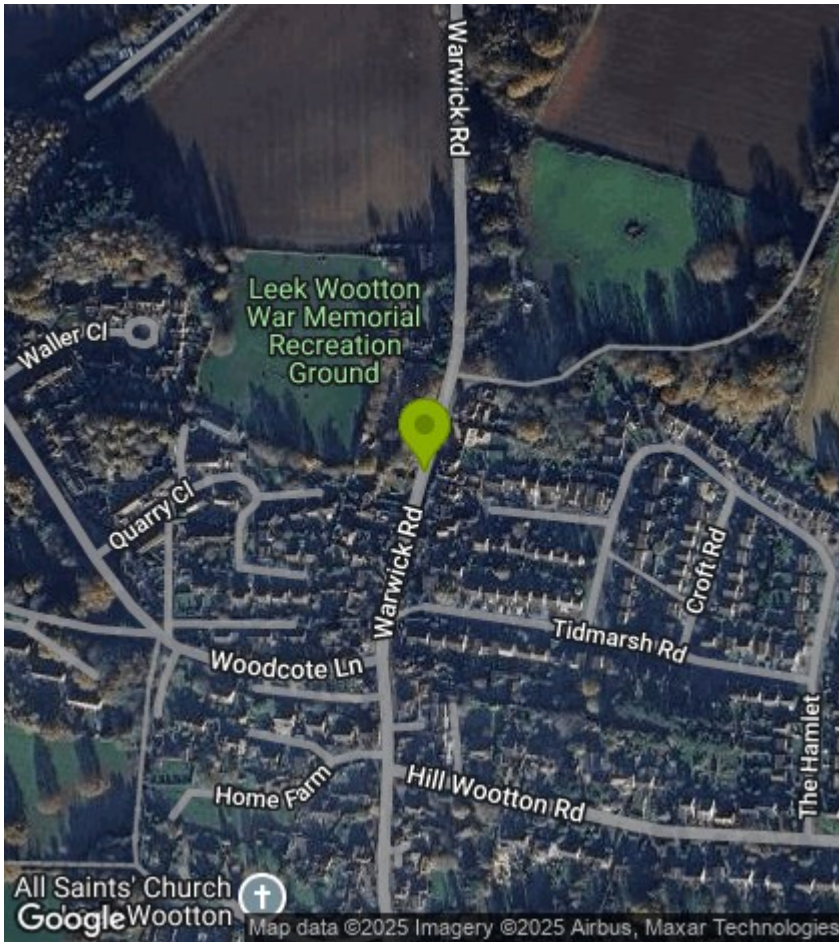
Providing hardstanding for a number of vehicles. Gated access leads into the rear garden.

## Tenure

The property is Freehold - Title No: WK366501

## Services

All mains services are connected



## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

