



Banquo Approach, Heathcote, Warwick, Warwickshire, CV34

**Asking Price £750,000**

Winkworth Leamington Spa is pleased to offer to the market an imposing five bedroom executive, family home offering generous accommodation which has been extended by the current owners to approximately 2300 sq ft.





## DESCRIPTION

Built by David Wilson in 2002, the excellent property occupies a prime location in the sought after Warwick Gates development, with easy access to central Leamington Spa, Warwick and the nearby transport links.

Upon entering through the tiled, canopy porch entrance you are greeted by a sizeable entrance hall which leads onto the extended kitchen, dining and family room, with dual bi-folding doors leading to the patio and garden. The kitchen is home to a substantial island with five-ring gas hobs, built-in appliances and a separate utility room. The downstairs accommodation provides versatility in abundance with an additional dining room/play room, private study and sitting room. A separate cloakroom is accessed off the entrance hall.

On the first floor, a large gallery landing provides access to five bedrooms and a family bathroom. The primary bedroom has a re-fitted en suite shower room and built in wardrobes. The primary guest bedroom also benefits from an en-suite shower room and further built in storage. A loft with re-tractable ladder provides additional storage.

Externally, to the front of the property there is a lawned fore garden, tarmac driveway for several vehicles and provides direct access to a detached double garage, with side personal access, power and lighting. Side pedestrian access leads to the utility room and lawned and fully enclosed rear garden and patio.

## AT A GLANCE

- 5 Bedrooms
- Kitchen/Family Room
- Sitting Room
- Dining Room
- Study
- Master Bedroom Ensuite
- Primary Guest Bedroom Ensuite
- Family Bathroom
- Cloakroom/WC
- Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



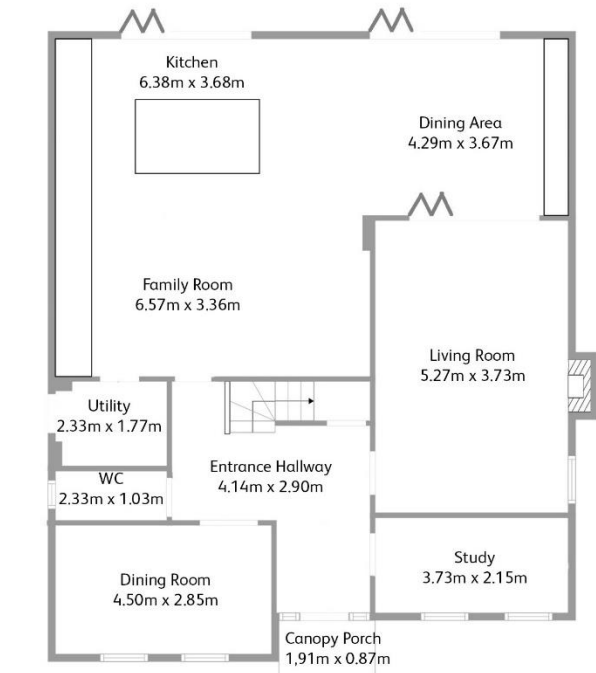


## LOCATION

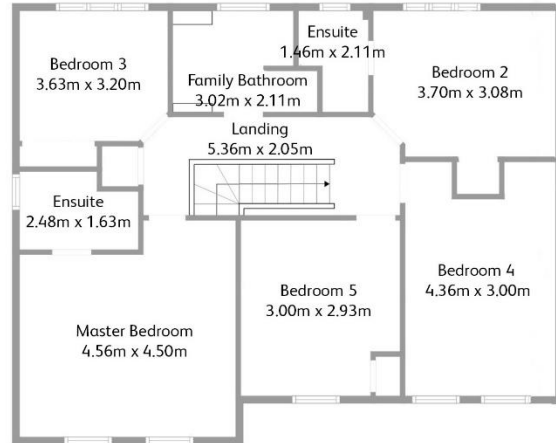
Location: Located within the in-demand Warwick Gates development, Banquo Approach is ideally situated a short drive from Leamington Spa and Warwick town centres, with their bustling high streets, landscaped gardens and popular restaurants.

There are excellent schools within easy reach of Banquo Approach including Heathcote Primary School, Myton School, Arnold Lodge School, Warwick School and Kings High School for Girls, while there is a new secondary school being built locally.

For the commuter, Leamington Spa and Warwick Parkway train stations provide direct trains into London Marylebone and Birmingham. The motorway system is accessible by various local junctions of the M40 and also provides access to London, Birmingham and further afield.



Ground Floor



First Floor



Garage  
5.22m x 5.08m

TOTAL: 222m<sup>2</sup>  
Approximate Gross Internal Area  
Main House: 212 Sq m  
Garage: 27 Sq m

Floorplan by Cubicasa App. Measurements Deemed Highly Reliable But Not Gauranteed.

**COUNCIL TAX- G**  
**LOCAL AUTHORITY - Warwick District**  
**Council**

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.