



22 Hill Wootton Road
Leek Wootton | Warwick | Warwickshire | CV35 7QL

 FINE & COUNTRY

STEP INSIDE

22 Hill Wootton Road

Designed by the award-winning architects at Design Visual, 22 Hill Wootton Road is an exceptional contemporary residence that combines striking architectural design with practical family living. Occupying an enviable position within the highly sought-after village of Leek Wootton, this beautifully presented home offers over 2,200ft² of thoughtfully designed accommodation, finished to an outstanding specification throughout.

Natural light floods the interior through extensive glazing and bi-fold doors, creating a seamless connection between the stylish living spaces and the beautifully landscaped gardens beyond. Every room has been carefully considered to provide a perfect balance between open-plan living for entertaining and more intimate spaces for relaxing, making this an outstanding home for modern family life.

Ground Floor

The property welcomes you into a spacious entrance hall, setting the tone for the contemporary design found throughout the home.

At the heart of the property is an impressive open-plan kitchen, dining and family room spanning almost the full width of the rear elevation. The stylish kitchen is beautifully appointed with extensive cabinetry, generous worktop space and integrated appliances, flowing effortlessly into the dining and family area. Large bi-fold doors open directly onto the landscaped rear garden, flooding the space with natural light and creating an exceptional indoor-outdoor entertaining environment.

A separate formal sitting room provides a peaceful retreat, ideal for quieter evenings or entertaining guests, while enjoying attractive views over the garden through French doors.

A dedicated study offers an ideal space for home working, complemented by a practical utility room, downstairs cloakroom and integral storage garage with internal access, providing excellent storage for bikes, garden equipment and everyday household items.

First Floor

The first floor continues the home's bright and spacious feel, offering four generously proportioned double bedrooms.

The principal suite enjoys views across open countryside and benefits from French doors opening onto a Juliet balcony, a generous dressing area with fitted wardrobes and a luxurious en-suite shower room.

A second double bedroom also enjoys the advantage of its own en-suite, making it perfect for guests or older children, whilst two further double bedrooms are served by a beautifully appointed family bathroom finished to a high specification.

The layout has been thoughtfully designed to provide flexible accommodation ideally suited to modern family living.









SELLER INSIGHT

“From the moment we first walked through the front door, we knew this house was something different. The dramatic double-height entrance creates an immediate sense of space, while the changing levels throughout the home give it a character and individuality that you rarely find. We were equally drawn to the garden, a peaceful retreat from busy everyday life, and to the location, which allows us to cycle easily into Leamington Spa, Warwick and Kenilworth whenever we choose.

The heart of the home has always been the open-plan kitchen and dining area. It's where we spend most of our time together, whether that's cooking, entertaining family and friends, enjoying an impromptu kitchen disco or simply settling down to watch a film. It's a wonderfully social space that adapts effortlessly to everyday life as well as special occasions.

There are so many thoughtful features that make the house feel special. The double-height entrance sets the tone from the moment you arrive, while bi-fold doors in both the lounge and dining area blur the line between indoors and out. The balcony from the principal bedroom has become one of our favourite places, offering views across the surrounding fields where, depending on the season, you can watch combines harvesting in the summer or deer wandering quietly through the landscape in winter. The south-facing garden is another highlight, enjoying sunshine throughout the day and providing the perfect setting for outdoor living.

Over the years, we've continued to enhance the property to complement its original design. All of the carpets have recently been replaced, along with the exterior decking and cladding, while the garden has been thoughtfully landscaped with new paving, pathways and planting to create an attractive space that's also easy to maintain. The result is a home that feels fresh, contemporary and ready to enjoy.

The house has suited our lifestyle perfectly. With excellent road and rail links, commuting to London and beyond has always been straightforward, while being within ten minutes of Warwick, Leamington Spa and Kenilworth gives us endless choice for shopping, dining and everyday conveniences. We've also loved being within walking distance of The Warwickshire Golf & Country Club, with its gym, swimming pools, spa, café and golf course, as well as having an excellent choice of schools nearby.

Outside, the garden has become another living space in its own right. The garden room has proved invaluable as a place to work, enjoy creative projects or simply escape with a book and some music, helped by its own Wi-Fi connection. The deck has been the setting for countless summer meals, while the patio naturally lends itself to pizzas, barbecues and long evenings spent outdoors. One of our favourite traditions has been Halloween, when the village comes alive with children trick-or-treating before many head up the hill to watch the fireworks at The Warwickshire.

Leek Wootton has a wonderful sense of community that has made living here even more enjoyable. Throughout the year there are events organised by the church, school and village hall, from Friday evening cricket and pizza nights to gatherings at the local park, The Anchor, and The Warwickshire. There's even a community sharing area where residents exchange books and homegrown vegetables, creating a genuine sense of connection. If we could offer one piece of advice to the next owners, it would be to make the most of everything the village has to offer. Join The Warwickshire, embrace the community, and in the summer throw open the bi-fold doors as the house comes alive when the inside and outside become one.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP OUTSIDE

22 Hill Wootton Road

The beautifully landscaped rear garden has been thoughtfully designed to create a private and tranquil outdoor retreat. A generous entertaining terrace flows seamlessly from the living accommodation, making it perfect for summer dining, family gatherings and relaxing with friends.

The lawn is bordered by mature trees and established planting, offering excellent privacy and offering plenty of space for children to play.

A real highlight of the garden is the superb, detached garden room. Finished to an exceptional standard with extensive glazing and a covered veranda, this versatile space is ideal as a home office, gym, studio or additional entertaining area. Designed for year-round enjoyment, it provides the perfect place to work from home while overlooking the garden or simply relax in a peaceful setting away from the main house.

To the front, the property benefits from a private driveway providing parking for multiple vehicles, together with an integral storage garage offering convenient internal access into the home.

Location

Situated in the picturesque village of Leek Wootton, the property enjoys the perfect balance of village charm and modern convenience. Surrounded by beautiful Warwickshire countryside, the village offers a welcoming community, a highly regarded primary school, village store, public house and easy access to scenic walking routes.

Warwick, Kenilworth and Leamington Spa are all within easy reach, providing an excellent selection of shopping, restaurants, independent cafés and highly regarded state and private schools.

Commuters are particularly well served, with swift access to the A46, M40 and nearby railway stations offering regular services to Birmingham and London.





Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band G – Warwick District Council

Property Construction: Standard – brick & tile

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Mains gas

Broadband: FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage: 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking: Driveway parking for approximately 5/6 cars.

Single garage for storage, no parking

Total Internal Floor Area: 2,051 sq. ft

Garden Room: 152 sq. ft

Additional Information: Outline planning application for a residential development in the village on greenbelt land to the south of the property and beyond.

Viewing Arrangements

Strictly via the vendors' sole agents Fine & Country on 01926 455950 or 07860 623178.

Website

For more information visit:

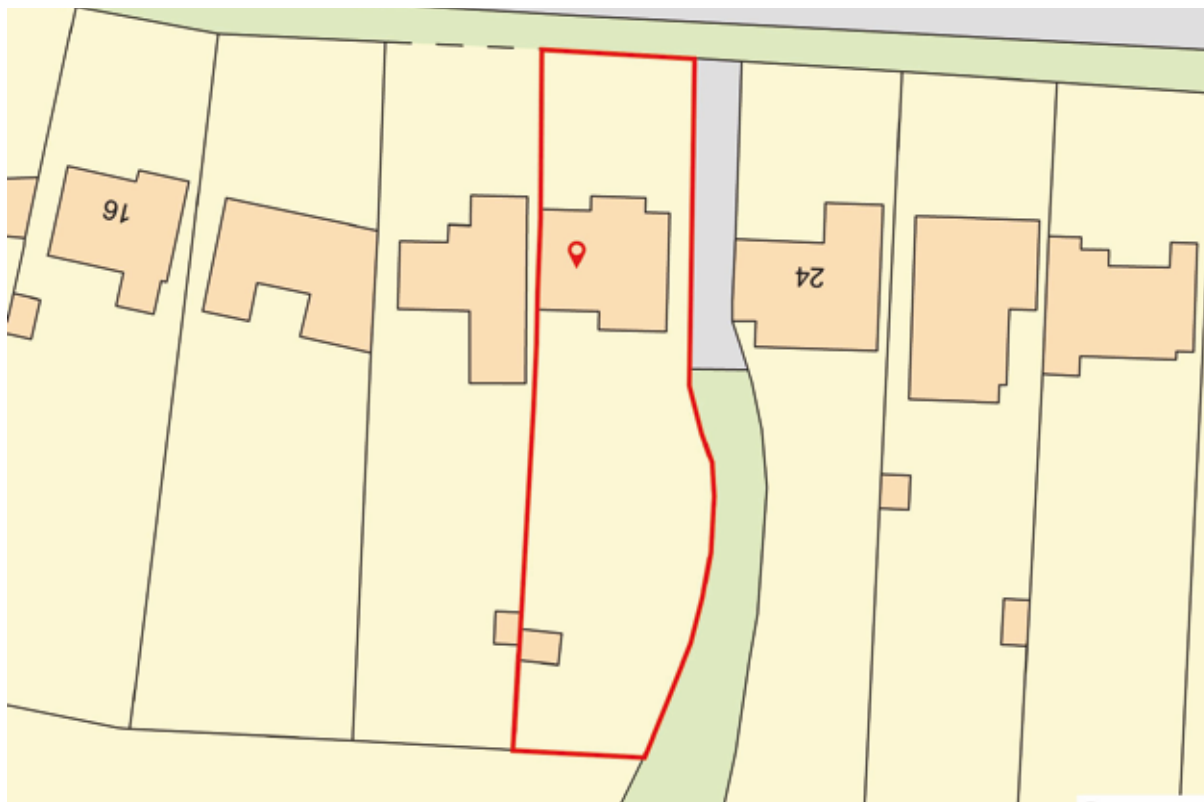
<https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

Directions

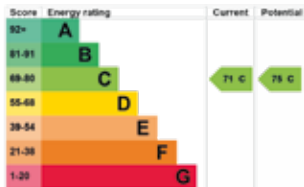
From the A46, take the exit signposted Leek Wootton and continue along Warwick Road into the village. At the roundabout, take the first exit onto Warwick Road before turning right onto Hill Wootton Road. Continue along the road and the property will be found on the right-hand side.

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property-related details rests with the buyer.



22 HILL WOOTTON ROAD, LEEK WOOTTON, WARWICK, CV35 7QL



APPROXIMATE GROSS INTERNAL AREA: 2051 sq ft, 191m²
 GARDEN ROOM: 152 sq ft, 14m²
 TOTAL AREA: 2203 sq ft, 205m²



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

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