



Malpas  
Spring Hill | Bubbenhall | Coventry | CV8 3BD

FINE & COUNTRY



# STEP INSIDE

## Malpas

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Malpas is a wonderful home in the heart of the sought after village of Bubbenhall. The property offers four double bedrooms, two bathrooms & four reception rooms. There is a lovely private rear garden and delightful views into the countryside at the front. Located only a ten-minute drive to Leamington Spa town centre and Coventry you have all the peace and tranquillity of the stunning countryside in a great village but also excellent amenities a short drive away.

### Ground floor

From the driveway under a canopy, you step into a spacious entrance hall which gives access to a w/c to your right and good-sized sitting room which looks out into the lovely countryside at the front. Continuing down the hallway is a dining room which connects to a fantastic garden room which has sliding doors onto the patio and looks out onto the private rear garden. At the end of the hallway is a superb kitchen breakfast room, the kitchen area is fully fitted with modern units and flows into the dining area, which is a lovely spot to enjoy your breakfast overlooking the rear garden.

From the kitchen you can access a good-sized utility room and internal access into the adjoining garage. There is also access to the rear garden via the utility room.

### First floor

Stairs from the entrance hall take you to a spacious landing which gives access to the bedroom accommodation. To the front is a generous double bedroom looking out to the front over the lovely countryside and alongside this room a smaller double bedroom with built-in storage, this room again has countryside views to the front. There is a beautiful, fitted family bathroom holding bath, sink, toilet, and shower cubicle. To the rear is a generous main bedroom incorporating walk-in wardrobe and spacious ensuite bathroom holding shower cubicle, sink, and toilet. Alongside the main bedroom is another double bedroom looking out to the rear garden.

### Outside

To the front of the property is a pretty, landscaped garden and quality cobbled stone driveway leading to the front door under a canopy adjoining the garage. Through a gate at the side of the property or via doors at the rear of the ground floor you can access a very private and green rear garden, mainly laid to lawn with a patio.



























# LOCATION

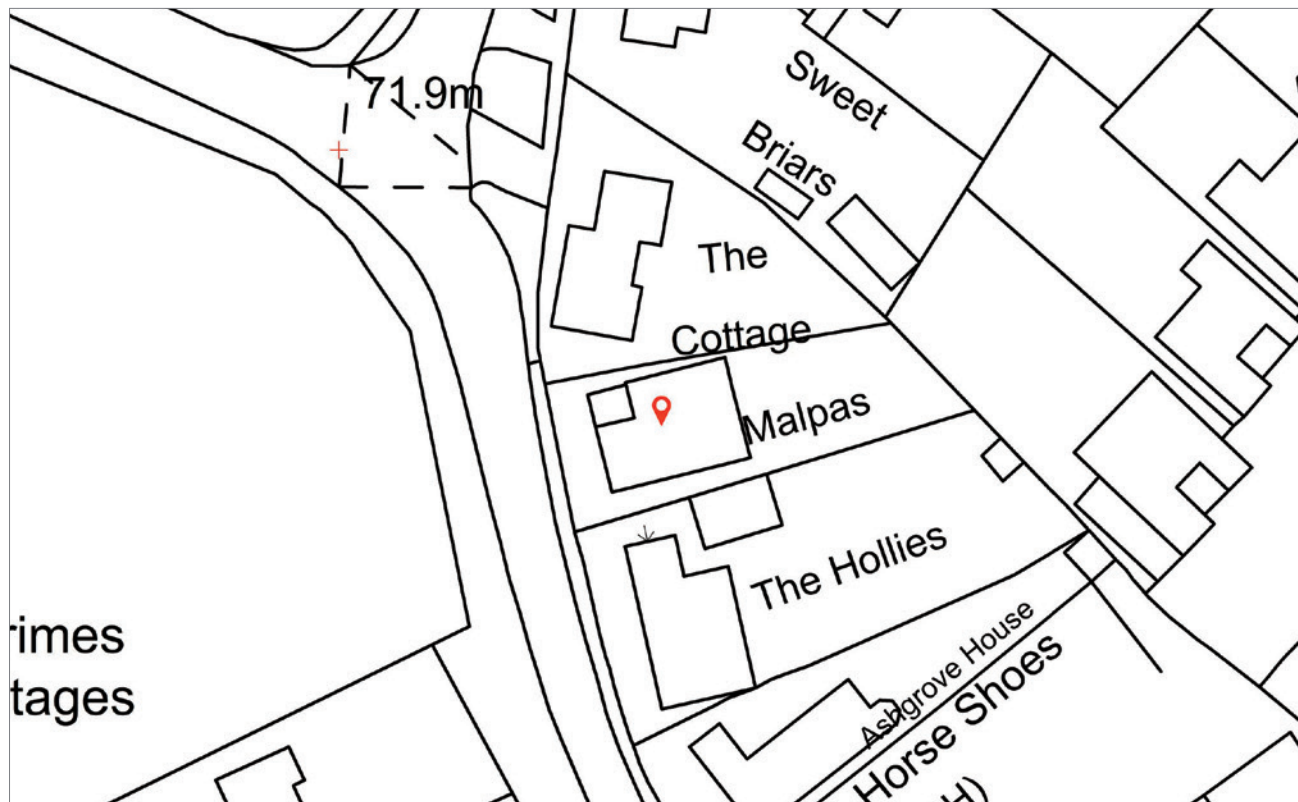
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Bubbenhall is a small picturesque and historique village located about three miles to the north-east of Royal Leamington Spa and 5 miles to the south east of Coventry. Within walking distance are the beautiful nature reserves at Bubbenhall Wood and meadow and Ryton Pools. The village has a fantastic recreation ground, village green, two village pubs the Malt shovel and The Three horseshoes, village hall and church services at St Giles c of e. Excellent amenities are available in Leamington Spa, Coventry and Warwick including excellent shopping and recreational facilities. A short drive away are good primary schools in neighbouring villages Cubbington and Ryton on Dunsmore. Leamington Spa, Warwick and Coventry provide for good private education along with Princethorpe, its superb school just under five miles away. With quick access to the M40, linking to the Midlands motorway network and the Airport at Birmingham, together with fast rail links to London from Leamington Spa and Coventry all makes Malpas well placed for communications. In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. Many people are drawn to the area by the excellent schooling facilities available, shops, parks and surrounding countryside. After a visit to the town it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the river Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in bloom winner the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room Gardens, Mill Gardens, The Dell and Newbold Comyn. The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon Avon. Leamington Spa is also just 7 miles from the world famous Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in 26 minutes









#### Services

Gas, Electricity, water & drainage

EPC: C

#### Local Authority

Warwick District Council.  
Council Tax band F

#### Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01926 455950.

#### Website

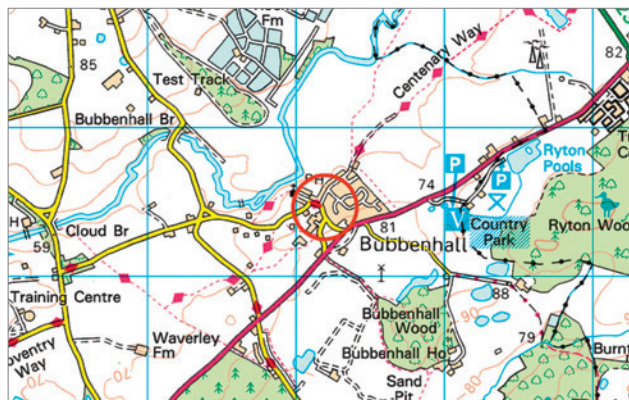
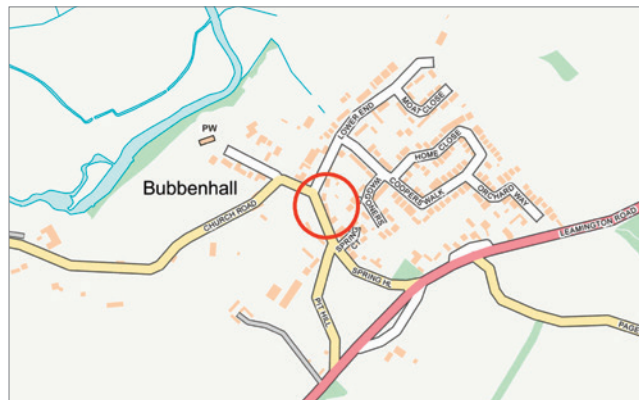
For more information visit [www.fineandcountry.com/uk/Leamington-Spa](http://www.fineandcountry.com/uk/Leamington-Spa)

#### Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	by appointment only

#### Directions

Directions From the Parade in Leamington Spa head north and turn right onto Clarendon avenue taking your third left onto Lillington road the A445 then left onto Lillington Road, the A445 signposted towards Bubbenhall for about four miles. Turn left onto Pitt Hill and continue onto Spring Hill, Malpas is a short distance on your right-hand side.







Ground Floor

First Floor

Approximate Gross Internal Area = 167.97 sq m / 1808 sq ft

Garage = 14.48 sq m / 156 sq ft

Total Area = 182.45 sq m / 1964 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

£ 950,000





JAMES PRATT

PARTNER AGENT

*follow Fine & Country Leamington Spa on*



Fine & Country Leamington Spa  
11 Dormer Place, Leamington Spa, Warwickshire, CV32 5AA  
07540 649 103 | [james.pratt@fineandcountry.com](mailto:james.pratt@fineandcountry.com)

