



HR ESTATE AGENTS

5 Bedrooms

House - Detached

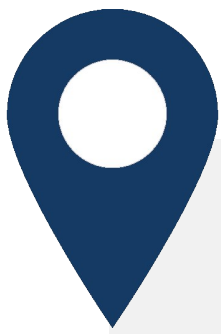
Price Guide

£800,000

Located in

Leamington Spa





Heathcote Road

Leamington Spa | CV31 2NE



Zacharias Ermogeous is honoured to present Allandale House in Leamington Spa. Originally crafted in 1911, Allandale is a beautifully restored and thoughtfully extended family home that artfully combines period charm with contemporary sophistication. Acquired by the current owners in 2013, the property has undergone a meticulous renovation to an exceptional standard, featuring underfloor heating across the ground floor, Hive smart thermostats for intuitive climate control, and an electric vehicle charging station—bringing 21st-century convenience to a home of timeless character.

Set on an expansive and private plot, Allandale offers substantial off-street parking for 6–7 vehicles via a wide front and side driveway. Within the grounds lies a beautifully constructed garden room/annex, completed in 2017–18. Comprising two versatile rooms, an en-suite bathroom, and its own dedicated electric boiler, it provides an ideal solution for multi-generational living, guest accommodation, or a refined home office.

Upstairs, the home continues to impress with a spacious open landing and four generously proportioned double bedrooms, two of which benefit from elegant en-suite bathrooms—perfectly designed for modern family life and hosting with ease.

The rear garden is a true sanctuary: bright, beautifully landscaped, and thoughtfully designed for both relaxation and entertaining. A large patio area provides an ideal setting for al fresco dining and gatherings, while the tranquil pond and extensive lawn space offer a harmonious balance of elegance and practicality. With its generous proportions, the garden also presents excellent scope for further development, including the potential to build additional dwellings (subject to planning permission).

Heathcote Road

£800,000 Freehold



- Recently Reduced- Looking for Quick Sale
- Annexe
- Multi Car Driveway
- 3 En-Suites
- Kitchen Diner
- 5 Bedrooms
- Large Mature Garden
- Modernised 1911 Build Home
- 3 Reception Rooms
- Potential to Build



Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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