



Woodcote Road, Leamington Spa, CV32 6PZ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

This stunning 1930's detached family home has been beautifully remodelled and presented by the current owners, who have completely refurbished it to a very high standard to create a wonderful family home. The property is situated in a prime North Leamington location, just off Northumberland Road.

The property is presented in excellent order throughout and the accommodation briefly comprises - Entrance hall with large storage area, cloakroom/w.c, dining room with bay window, sitting room with built in units for additional storage, garden room with floor to ceiling french windows and self cleaning lantern window, large kitchen/breakfast room with underfloor heating and range of integrated appliances, and utility room.

To the first floor there are four generous bedrooms, the master having an en suite, and a family bathroom. Outside there is driveway parking to the front giving direct access to the garage which is used for storage. To the rear there is a fabulous large garden with a very large patio area having concealed lighting and being mainly laid to lawn with variety of plants and two sheds.

This is a gem of a property in one of the most sought after roads in Leamington and high demand is expected.





## Key Features

- Fabulous 1930's detached family home
- Very sought after location off Northumberland Road
- Large rear garden
- Four bedrooms
- Kitchen/breakfast room, sitting room
- Garden room, dining room
- Bathroom and En-suite
- Beautifully presented

**Guide Price**  
**£1,100,000**

**Entrance hall**

**Cloakroom/w.c**

**Dining room**

11'6" x 10'8"

**Sitting room**

14'4" x 13'3"

**Garden room**

12'7" x 12'6"

**Kitchen/breakfast room**

23'11" x 9'9"

**Utility room**

**Bedroom**

14'4" x 13'3"

**En-suite shower room**

**Bedroom**

18'2" x 9'1"

**Bedroom**

11'6" x 10'9"

**Bedroom**

11'10" x 9'1"

**Bathroom**

**Store/garage**

11'6" x 9'9"







# Floorplan



Total area: approx. 172.3 sq. metres (1854.7 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority  
Warwick District Council

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



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