



Woodcote Road, Leamington Spa, CV32 6PZ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

This charming 1930's detached family home is situated in a prime North Leamington location, just off Northumberland Road.

The property is very well presented and the accommodation briefly comprises - Entrance hall, ground floor shower room and w.c, sitting room with bay window, living room, open plan kitchen/dining room with bi fold doors leading out to the rear garden and utility room.

To the first floor there are four generous bedrooms and a good-sized family bathroom. A staircase rises to the very useful attic room that could be used as an office or craft room.

Outside there is driveway parking to the front .To the rear there is a fabulous large garden, mainly laid to lawn with well stocked borders, useful outside store giving access to the front and rear of the property, and a lovely conservatory.

Distances - Warwick 2.5 miles • M40 (J14 and J15) 5 miles • Leamington Spa (intercity trains to London Marylebone from 69 minutes and Birmingham from 31 minutes) • Stratford-upon-Avon 12 miles • Birmingham International Airport 17 miles (distances and time approximate).

Education - There is a wide range of state, grammar and private schools in the area, with Arnold Lodge Prep School and Kingsley School very close by with Warwick Prep, King's High and Warwick School for Boys in Warwick. There is also a choice of nurseries in the town.





## Key Features

- Extended detached 1930's family home
- Highly sought after North Leamington location
- Large rear garden
- Four bedrooms
- Living room, sitting room
- Open plan kitchen/dining room
- Conservatory
- Bathroom and ground floor shower room

**Offers Over  
£925,000**

**Entrance hall**

**Sitting room**

11'11" x 11'3"

**Living room**

20'4" x 11'10"

**Shower room**

**Kitchen/dining room**

26'9" x 17'5"

**Utility room**

**Store**

**Conservatory**

11'6" x 9'10"

**Bedroom**

11'11" x 10'0"

**Bedroom**

12'0" x 11'10"

**Bedroom**

11'10" x 11'6"

**Bedroom**

13'3" x 9'2"

**Bathroom**

**Attic**

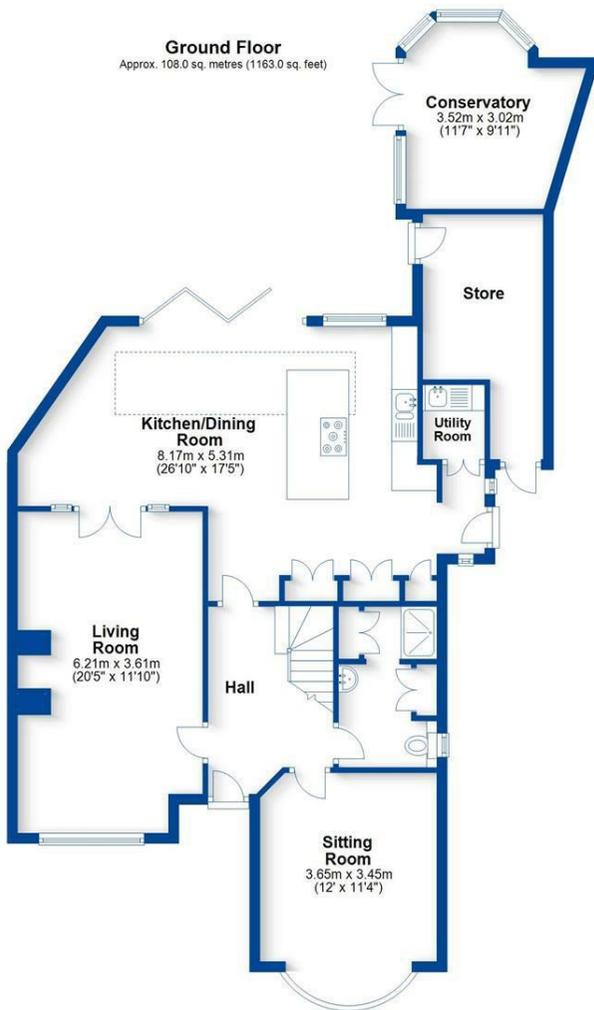
14'8" x 9'7"



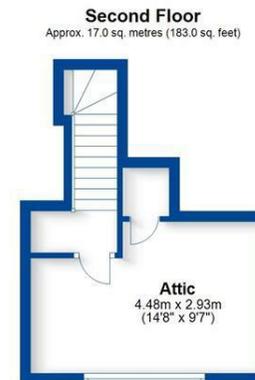
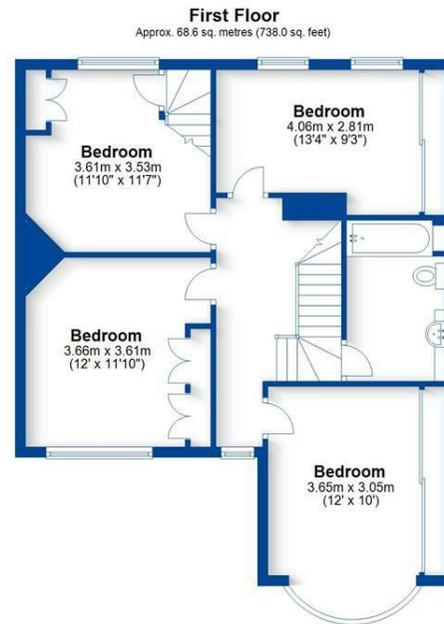




# Floorplan



Total area: approx. 193.6 sq. metres (2084.0 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact  
Property of Sheldon Bosley Knight not to be reproduced



EPC Rating - E

Tenure - Freehold

Council Tax Band - G

Local Authority  
Warwick District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# 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)



SALES

LETTINGS

PLANNING &  
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STRATEGIC  
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