



Church Hill, Leamington Spa, CV32 5AZ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
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PROFESSIONALS

Property Description

A rare opportunity to acquire a beautiful five bedroom Victorian townhouse conveniently located in the town centre, only a few minutes walking distance from the famous Royal Leamington Spa Parade. This property offers everything you would expect and more from a period home in this desirable location.

Set across four floors, the property provides a spacious and versatile living space of over 3000 sq ft.

The accommodation comprises - Entrance hall, delightful open plan living room/kitchen with large bay window, and with the kitchen being equipped with a range of integrated appliances and large centre island. From the kitchen you can access the balcony, which overlooks the rear garden, perfect for that morning coffee. There is also a w.c on this floor and a superb study towards the rear of the property.

The basement offers a great space and comprises two large rooms which are currently used as a bedroom and a sitting room, along with a shower room, w.c and utility room.

To the first floor there are two large bedrooms, the front master bedroom having a dressing room off with sink, and an exquisite bathroom suite with a stand alone pebble style bath and double shower cubicle.

The top floor has another two large bedrooms, and a bathroom.

Outside, there is a generous south-facing rear garden, with access to two parking spaces accessed off Milverton Hill.

The property is being sold with no onward chain and viewing is essential to appreciate the light and sense of space that this wonderful property provides.





Key Features

- Stunning Victorian town house
- Desirable town centre location
- Generous south facing rear garden
- Two parking spaces
- Five bedrooms
- Converted basement
- Stylish interior
- Over 3000 sq ft
- No Chain

Guide Price
£1,150,000

Entrance hall

Living room
17'4" x 16'4"

Kitchen
15'7" x 14'4"

Cloakroom/w.c

Study
11'11" x 11'8"

Sitting room
16'0" x 14'4"

Bedroom
17'4" x 16'4"

Shower room

Cloakroom/w.c

Utility room

Bedroom
17'4" x 16'4"

Dressing room

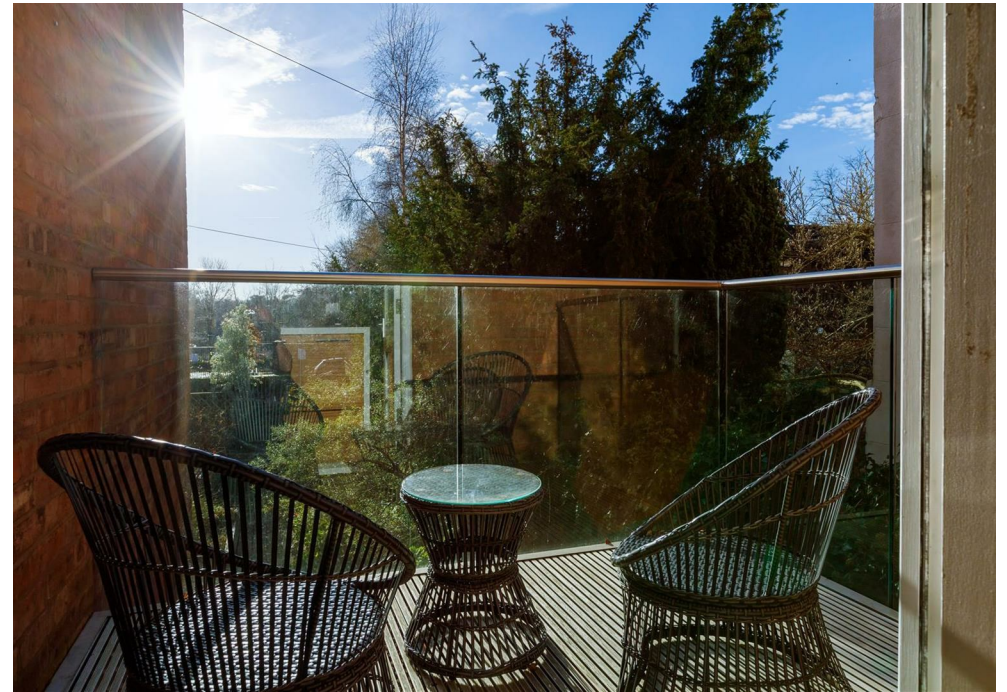
Bedroom
15'2" x 14'4"

Bathroom

Bedroom
13'5" x 11'4"

Bedroom
13'5" x 10'11"

Bathroom







Floorplan



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

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



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LETTINGS

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