



Church Hill, Leamington Spa, CV33 9RJ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

Being presented to the highest of standards a truly wonderful and unique family home converted from a School Hall and extending to in excess of 2,800 sq ft of flexible living accommodation. With a superb landscaped garden to the rear and ample off street parking on the lengthy driveway.

Internally this stunning home offers a wealth of period style features and comprises of an impressive entrance hallway, vast open plan living/kitchen and dining area, snug/family room, shower room, utility and study. Whilst on the first floor there are four generous bedrooms, two with ensuite, family bathroom and the plant room. The second floor has a potential extra bedroom with ensuite but could be used for a variety of uses.

To the outside the rear garden is exceptionally private and has been improved and further landscaped by the current owners. This south facing garden is made up of a lawned area alongside a patio section and two separate decked areas. There are well cared for borders planted with a selection of small trees and shrubs. A footpath leads you through the garden to the wood store and detached garage.

A viewing is highly recommended to appreciate the finish, plus the size of the property and plot. Please call our office to arrange an appointment.







## Key Features

- Wonderfully contemporary family home
- Exceptionally spacious and versatile accommodation
- Building believed to originally date from late 1700's
- Located in the older part of the village with excellent transport links
- Modern Cat 5 cabling
- Lengthy driveway with ample parking
- Sizeable garage and wood store
- Superbly landscaped and well kept gardens
- Underfloor heating throughout
- Energy rating C

**Offers Over  
£1,000,000**

**Entrance hallway**

**Living/dining/kitchen**

45'3 x 20'1

**Snug**

12'9 x 9'9

**Shower room**

**Utility room**

**Study**

10'4 x 7'7

**Bedroom**

13'11 x 11'8

**Bedroom**

13'11 x 7'1

**Bedroom**

15 x 13'10

**Ensuite**

**Bedroom**

16'7 x 9'8

**Ensuite**

**Plant room**

**Family bathroom**

**Bedroom**

19'3 x 8'2

**Ensuite**

**Tenure : Freehold**

**Local authority : Warwick**

**Tax band : G**









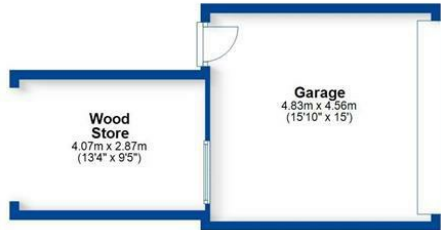




# Floorplan

## Ground Floor

Approx. 139.5 sq. metres (1501.1 sq. feet)



Total area: approx. 260.4 sq. metres (2802.6 sq. feet)

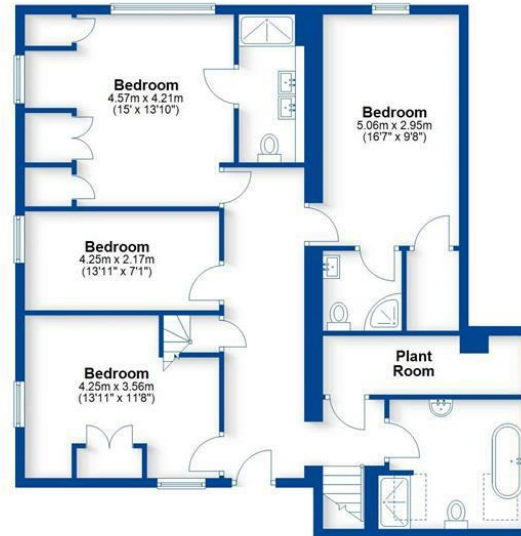
This plan is for illustration purposes only and should not be relied upon as a statement of fact

Total area does not include the Garage or Wood Store



## First Floor

Approx. 105.3 sq. metres (1133.8 sq. feet)



## Second Floor

Approx. 15.6 sq. metres (167.7 sq. feet)



EPC Rating - C

Tenure - Freehold

Council Tax Band - G

Local Authority  
Warwick

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 &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



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