



Eathorpe Park, Leamington Spa, CV33 9DX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This immaculate and characterful house has been much improved by the current owners and is positioned in beautiful Warwickshire countryside within the grounds of a former Victorian hotel off the Fosse Way and near the Hamlet of Eathorpe. The property is well situated for access to some of Warwickshire's prettiest villages as well as being conveniently located for access to Leamington Spa and Southam including fantastic links to London.

Set in a delightful courtyard setting providing spacious and well appointed two bedroomed and two bathroom accommodation, the master bedroom featuring a dressing area and en-suite.

Outside there is a private rear garden with garden room, a communal courtyard, beautiful communal grounds, allocated car parking for two cars and visitors parking.

A viewing is essential to appreciate the character, situation and flexibility of accommodation to be fully appreciated





Key Features

- Charming character property
- Immaculate presentation
- Two bedrooms, bespoke fitted furniture throughout
- Private rear garden with garden room
- Delightful communal gardens and expansive parkland
- Superb rural location
- Recently renovated to a high standard including refitted kitchen, utility room and bathrooms
- Allocated parking
- Master bedroom with en-suite and dressing areas
- High specification bathrooms sourced from Burlington

**Guide Price
£400,000**

Entrance hall

Ground floor shower room

Living room

15'7" x 12'5"

Kitchen

15'7" x 5'7"

Bedroom

15'3" x 13'8"

Bedroom

12'5" x 10'0"

En suite bathroom

Dressing area



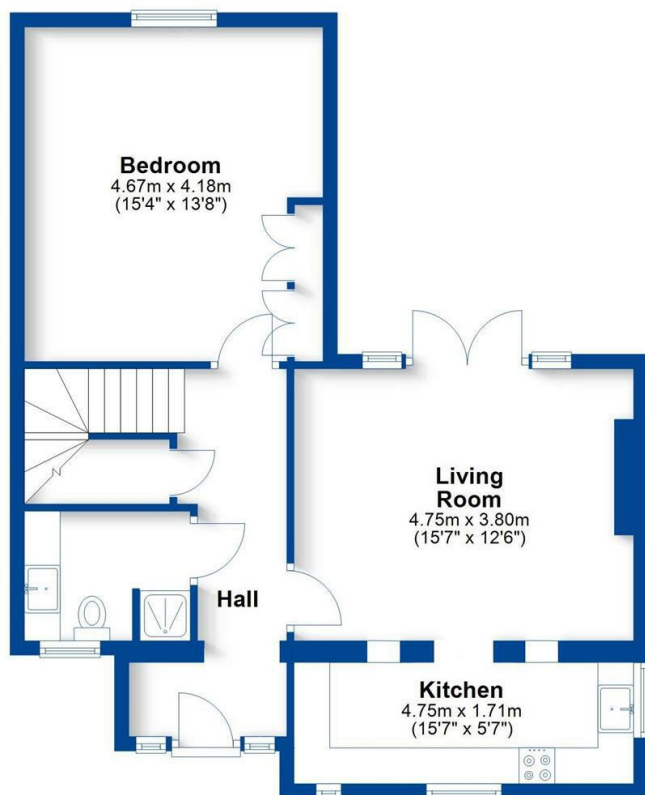




Floorplan

Ground Floor

Approx. 64.7 sq. metres (696.7 sq. feet)



Total area: approx. 97.1 sq. metres (1045.2 sq. feet)

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

First Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



EPC Rating - F

Tenure - Leasehold - Share of Freehold

Council Tax Band - D

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



SALES

LETTINGS

PLANNING &
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COMMERCIAL

STRATEGIC
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DISCLAIMER

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