



Welsh Road, Leamington Spa, CV33 9AB

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

Having been converted in the mid 1990's Meadowview is a stunning Grade II listed Barn Conversion. This wonderful family home giving good access to Leamington Spa and beyond occupies a lovely position with superb views and offers flexibly family living accommodation throughout being in excess of 3400 sq ft.

On the ground floor this wonderful home is comprised of a stunning entrance giving access to the living room, study, open plan dining/sitting room, contemporary styled kitchen plus utility area, two downstairs toilets and internal access to a triple garage. On the first floor there is a main bedroom with ensuite and generous storage, three further bedrooms, study/bedroom, games room or potential bedroom, a family bathroom plus a shower room. Of particular note of this wonderful conversion is the large and airy living space throughout.

The property is approached via a lengthy driveway giving a good degree of privacy. To the front there is ample parking with the triple garage also giving extra parking space. The property has a wonderful garden to the rear with stunning rural views and provides an extensive area of lawn with a selection of well manicured trees and shrubs. In addition to this there is a raised deck area ideal for entertaining, patio area and an outbuilding housing a hot tub.

Viewing is highly recommended to appreciate the size of the property on offer and various uses.





## Key Features

- A charming barn conversion
- Positioned in extensive grounds
- Far reaching and stunning views
- Flexible family living throughout
- Triple garage offering many uses
- Short (10-15 mins) drive to central Leamington Spa
- Impressive gallery entrance
- Lengthy driveway approach
- Ample parking
- Energy rating E

**Guide Price**  
**£975,000**

**Entrance hallway**

**Living room**  
19'1 x 19'7

**Study**  
10'11 x 10'7

**Separate toilet**

**Dining room**  
14'7 x 10'7

**Sitting room**  
14'7 x 8'8

**Kitchen**  
19'7 x 13'7

**Utility room**

**Separate toilet**

**Triple garage**  
25' x 19'2

**Bedroom + ensuite**  
21'2 x 16'4

**Bedroom**  
10'10 x 8'8

**Bathroom**

**Shower room**

**Bedroom + ensuite**  
13'6 x 10

**Bedroom**  
13'6 x 9'3

**Study**  
19'9 x 8'11

**Games room/bedroom**  
19'9 x 16'11

**Tenure : Freehold**

**Local authority : Warwick**

**Council tax band : G**



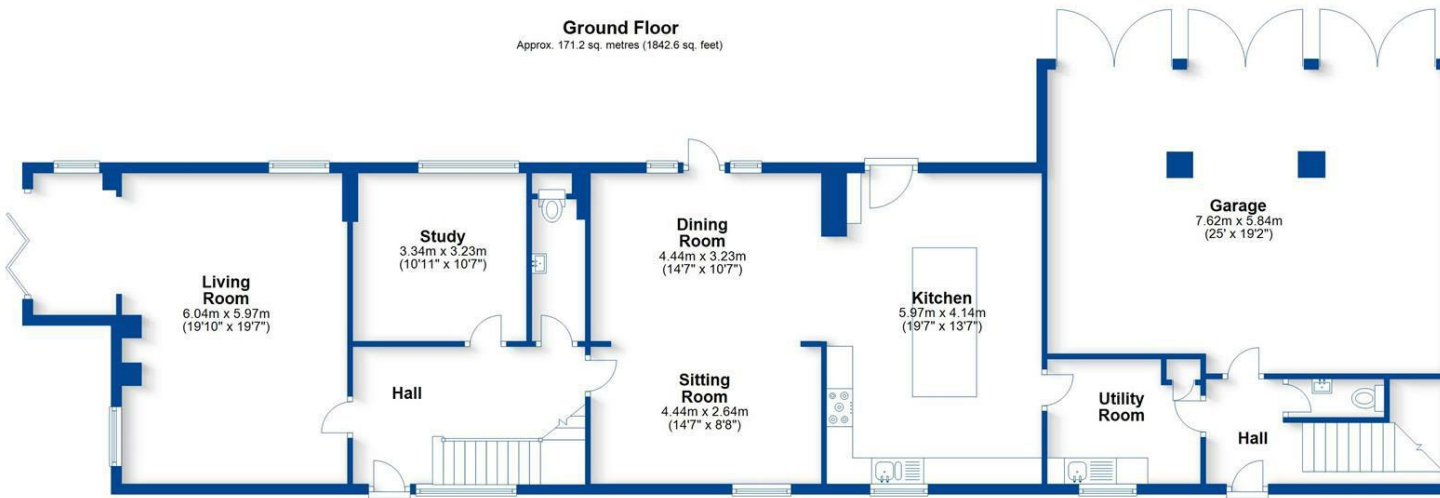




# Floorplan

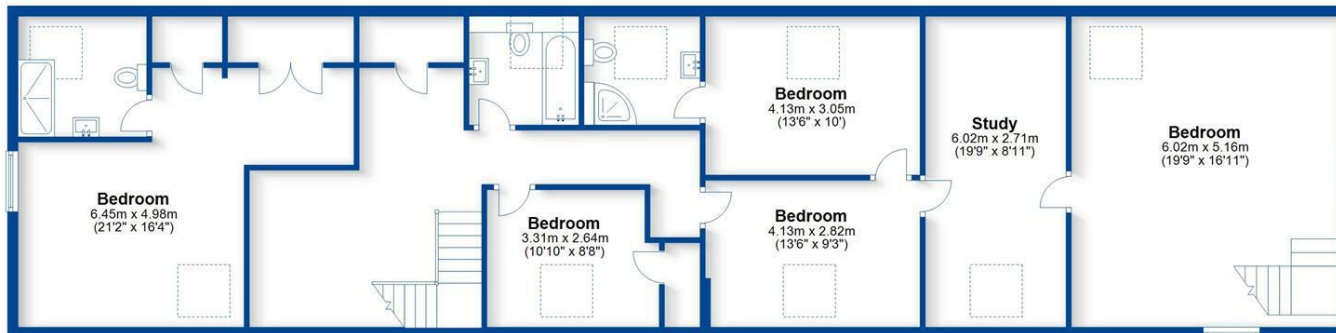
## Ground Floor

Approx. 171.2 sq. metres (1842.6 sq. feet)



## First Floor

Approx. 151.6 sq. metres (1631.9 sq. feet)



Total area: approx. 322.8 sq. metres (3474.4 sq. feet)

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



EPC Rating - E

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# 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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