



12 Jephson Court

Stoneleigh Road, Leamington Spa, CV32 4HB


Spa Estates
— est. 1986 —



















12 Jephson Court

Nestled within 7.5 acres of private grounds, accessed by its own private driveway, and set in an enviable location just a couple of miles from Royal Leamington Spa is this recently completed luxury period apartment.

Located on the ground floor, it features two-bedrooms and an open plan interior layout suited to contemporary lifestyles. An individually designed kitchen benefitting from premium quartz worktops and integrated appliances.

Spitfire has carefully restored the original Victorian country house to form nine exclusive apartments, showcasing a sympathetic and creative approach to the refurbishment of the building. To reflect the period architecture, the new homes are embellished with stone detailing, hanging tiles and finials, creating a characterful and cohesive collection. Accessed via a private driveway secured with automatic gates and 7.5 acres of communal woodland and green space exclusively for residents.

The two well-appointed bedrooms enjoy bespoke fitted wardrobes with sliding mirrored doors, with the primary bedroom also featuring a stylish en-suite. Both bathrooms boast a premium specification, including contemporary white Villeroy & Boch sanitaryware, bespoke fitted mirrored cabinets and full height ceramic tiling.

Accessed from the hallway is a well-appointed shower room featuring WC with concealed cistern, wall-mounted washbasin, mirrored cabinets, towel radiator and underfloor heating.

Allocated basement storage and two private car parking spaces featuring electric car charging point as well as visitor parking.

Outside, the property enjoys delightful communal gardens, with beautiful sculptures, box-hedging and lawns creating the ideal place to sit and enjoy the sunshine. There is very useful, secure cycle-store and the apartment also comes with one allocated parking space in the secure gated car park.

Outside
Front and rear private terraces, communal gardens and 2 allocated parking spaces with electric vehicle charging point. Allocated basement storage.

Location
Leamington Spa

Tenure
Share of Freehold

Services
Water, electricity, drainage and telephone.

Local Authority
Warwick District Council.

Viewing Arrangements
Strictly via the vendors sole agents Spa Estates on 01926 754080.

Website
For more information visit
www.spaestates.com

Opening Hours: Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am – 1.00 pm



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024



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