



Connells

Forfield Place
Leamington Spa

Forfield Place Leamington Spa CV31 1HG

for sale
£450,000



Property Description

Charming Detached Home within Walking Distance of Leamington Spa Town Centre & Train Station.

This delightful Grade II listed detached residence offers character, charm, and a highly sought-after location, just a short stroll from Leamington Spa's vibrant town centre and mainline train station.

Upon entering through the porch, you are welcomed into a spacious lounge, brimming with period features. The room is enhanced by a feature log burner, bespoke storage drawers cleverly set beneath the stairs, and a warm, inviting atmosphere. From here, stairs rise to the first floor, while a door leads into the beautifully presented fitted kitchen diner. This space combines modern convenience with traditional style and benefits from an opening to a downstairs cloakroom and a useful cupboard area, currently utilised as a utility. A side door provides access to the private courtyard garden, offering an ideal spot for low-maintenance outdoor enjoyment.

To the first floor, the home continues to impress with three generously sized bedrooms. The principal bedroom is further complemented by fitted wardrobes, while all rooms are served by a stylish family bathroom.

This unique home effortlessly blends character features with practical living, making it an excellent choice for families or professionals seeking a property with charm and convenience in equal measure. Its enviable location ensures easy access to the town's array of shops, cafés, restaurants and excellent transport links.

Entrance Porch

With a door leading to;

Lounge

12' 9" max x 11' 9" max (3.89m max x 3.58m max)

Spacious lounge with stairs rising to the first floor and benefitting from a log burner, a radiator, a double glazed window to front elevation and a door to the kitchen/dining room.

Kitchen/Dining Room

20' 9" x 8' 5" (6.32m x 2.57m)

Modern kitchen fitted with wall and base units with complementary work surfaces over and upstand, incorporating a one and a half bowl, stainless steel, sink and drainer unit. Integrated appliances include; an electric oven, electric hob with cooker hood over and a fridge/freezer. Having ceiling spotlights, a double glazed window to side elevation, a cupboard housing the central heating boiler and a doorway to the inner hall.

Inner Hall

With doors to the downstairs cloakroom, utility area and to side elevation.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C and an extractor fan.

Utility Cupboard

5' 5" x 5' 5" (1.65m x 1.65m)

Providing space for a washing machine and a

tumble dryer.

First Floor

Landing

The stairs lead from the lounge. There is access to the fully boarded loft and doors to all bedrooms and the family bathroom.

Bedroom One

12' 6" x 10' 2" (3.81m x 3.10m)

Double bedroom incorporating a fitted wardrobe, laminate flooring, a radiator and a double glazed window to front elevation.

Bedroom Two

7' 9" max x 8' 9" max (2.36m max x 2.67m max)

Double bedroom having laminate flooring, a radiator and a double glazed window to rear elevation.

Bedroom Three

6' 7" x 10' 4" (2.01m x 3.15m)

Double bedroom having laminate flooring, a radiator and a double glazed window to front elevation.

Bathroom

Modern three piece suite, fitted with a wash hand basin with vanity unit, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a heated towel rail and a double glazed window to side elevation.

Outside

Rear Garden

Beautifully presented, low maintenance courtyard garden. Being mainly laid to tiling and wall enclosed.

Parking

On street parking (permit required).

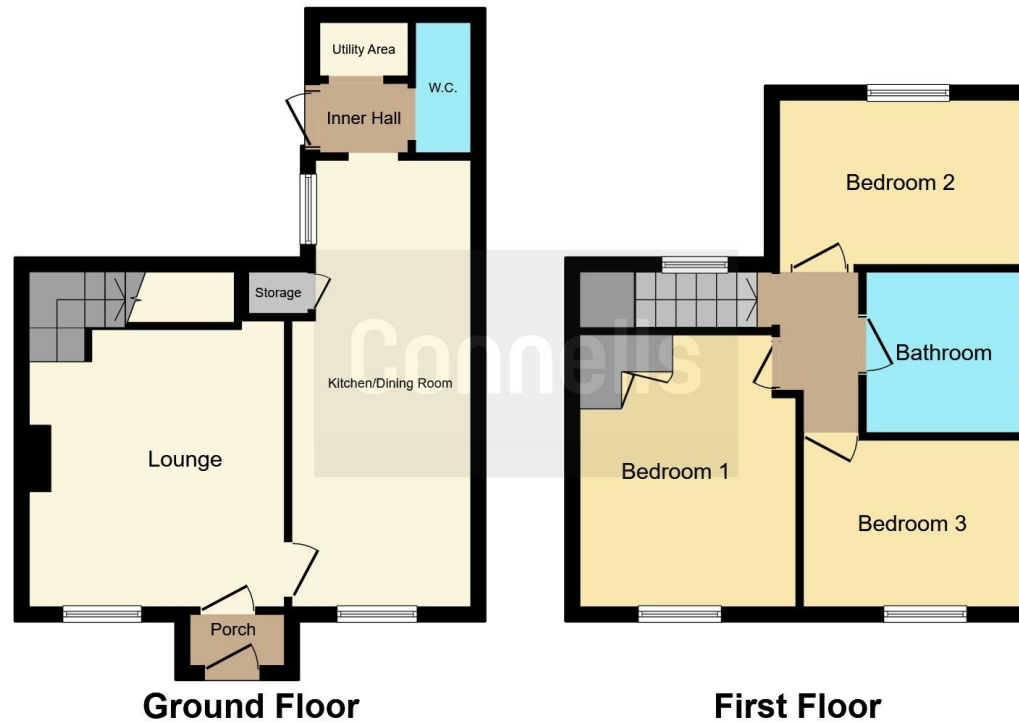
Seller's Comments

Living on Forfield Place has been a joy. It is a peaceful spot, yet just a short stroll from the heart of Leamington. I've loved being able to wander into town for coffee or dinner, and having the beautiful parks so close has been perfect for walks and time outdoors. The neighbourhood feels friendly and welcoming, with so much always going on - from local festivals and food markets to art shows and live music. There's never a shortage of things to do, and with everything you need right on the doorstep, it's been the ideal balance of convenience, community, and comfort - a place that's really felt like home.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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