



Connells

Heathcote Road
Whitnash Leamington Spa

Heathcote Road Whitnash Leamington Spa CV31 2NE

for sale
Offers Over £800,000



Property Description

Elegant four bedroom detached home with one bedroom annex. Originally built in 1911 this beautifully presented four bedroom detached home has been modernised throughout to offer stylish, contemporary living while enjoying a generous private plot within easy reach of local amenities.

Main Residence

A welcoming entrance hallway leads to a selection of spacious and versatile living areas, including a bright lounge, comfortable sitting room and a formal dining room.

The extended open plan kitchen dining room forms the true heart of the home - a modern, sociable space ideal for everyday family life and entertaining - complemented by a conservatory overlooking the gardens and a cloakroom.

Upstairs are four doubles bedrooms, two benefitting from ensuite shower rooms and fitted wardrobes, along with a stylish family bathroom.

Detached Annex

The detached one bedroom annex provides additional, self contained accommodation, perfect for guests, multi generational living or potential rental use. It features its own boiler, a modern open plan kitchen living dining, a double bedroom and an ensuite shower room all finished to an excellent standard.

Outside

The property is set within beautiful mature gardens, offering excellent privacy and space for relaxation and outdoor entertaining. A generous driveway provides ample parking for several vehicles.

Approach

The property is set back from the road behind the private driveway leading to the front entrance.

Entrance Hallway

Spacious and welcoming entrance hallway with stairs rising to the first floor, a radiator and doors to the lounge, family room, dining room/study and kitchen/diner.

Lounge

22' 3" max to bay x 12' 1" max into alcove (6.78m max to

bay x 3.68m max into alcove)

Generously sized, light and airy lounge consisting of tiled flooring, a radiator, double glazed bay-fronted window and French doors leading to the kitchen/diner.

Sitting Room

12' x 14' 2" (3.66m x 4.32m)

With an electric feature fire place, a radiator, tiled flooring and a double glazed window to front elevation.

Dining Room/Study

11' 9" x 12' 8" (3.58m x 3.86m)

Having tiled flooring and doors to the downstairs cloakroom, the conservatory, the kitchen/diner and to the side elevation.

Downstairs Cloakroom

Fitted with a wash hand basin with vanity unit, a low level W/C and a double glazed window to rear elevation.

Conservatory

10' 11" max x 9' 2" max (3.33m max x 2.79m max)

Timber framed with a radiator, tiled flooring, double glazed windows to side and rear elevations and French doors leading to the garden.

Kitchen/Diner

21' 7" x 21' 6" (6.58m x 6.55m)

Fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit, oven with seven ring gas hob and cooker hood over. Providing space for appliances, housing the gas central heating boiler and benefitting from a breakfast bar. With a double glazed window to rear elevation and French doors leading to the garden.

First Floor Landing

Spacious landing with separate prayer room with a window to the rear elevation and comprising loft access, doors to all bedrooms and the family bathroom.

Master Bedroom

20' 11" max to bay x 11' 3" (6.38m max to bay x 3.43m)

The master bedroom benefits from ample fitted wardrobes, a fitted desk, two radiators, a double glazed bay window to front elevation and a door to;

En-Suite

Three piece suite fitted with a wash hand basin with vanity unit, Jacuzzi bath with shower over and a low level W/C. having partly tiled walls, ceiling spotlights and a double glazed window to rear elevation.

Bedroom Two

12' max x 14' 2" (3.66m max x 4.32m)

Double bedroom with fitted wardrobes, a radiator and a double glazed window to front elevation.

Bedroom Three

7' 8" plus alcove x 12' 1" (2.34m plus alcove x 3.68m)

Double bedroom having a radiator, a double glazed window to rear elevation and a door to;

En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, a fitted towel rail and a double glazed window to rear elevation.

Bedroom Four

8' 2" x 9' 2" (2.49m x 2.79m)

Double bedroom with a radiator and a double glazed window to front elevation.

Bathroom

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 a fitted towel rail and a double glazed window to rear elevation.

Rear Garden

Boasting extensive mature gardens, thoughtfully maintained and mostly laid to lawn complemented by a stately walnut tree and a picturesque pond providing a peaceful retreat and ideal space for entertaining.

Parking

Driveway providing off road parking for multiple cars.

Annexe:

Open Plan Lounge/Kitchen/Diner

24' x 13' 6" (7.32m x 4.11m)

Lounge Area

Having a radiator, French doors to side elevation and an archway to the bedroom.

Kitchen/Diner Area

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas incorporating a stainless steel sink and drainer unit. Providing space for appliances and comprising a radiators, two double glazed windows to side elevation and a door to the front.

Bedroom

13' 6" x 13' 2" max (4.11m x 4.01m max)

Double bedroom with a radiator, two double glazed windows to side elevation and doors to the garden and en-suite shower room.

En-Suite

Fitted with a three piece suite with a wash hand basin and vanity unit, corner shower and a low level W/C. With a heated towel rail and a double glazed window to rear elevation.

Seller's Comments

The house has a lovely sense of space and light, making it a very comfortable place to live. With underfloor heating downstairs, a HIVE smart system for heating and hot water and an electric vehicle charging point, it's practical and easy to manage. While some areas could benefit from a touch up, it has great bones and real warmth. The outside space specially the outhouse is one of our favourites - perfect for family get-togethers or relaxed evenings with friends.









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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Band: F

Tenure: Freehold

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