

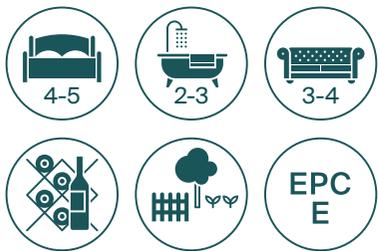


Endwood  
95 Upper Holly Walk  
Leamington Spa





## Regency townhouse with unique self-contained accommodation.



Endwood is located on Upper Holly Walk, a desirable tree lined avenue just a short walk from Leamington Spa town centre with excellent shops and restaurants on your doorstep. Leamington Spa is famous for its Jephson Gardens on the banks of the River Leam and throughout the town there is evidence of the Victorian and Georgian heritage for which Leamington is renowned.

For the commuter, trains run from Leamington Spa to Birmingham and London Marylebone and the motorway network is accessible at Junction 13, 14 and 15 of the M40. Coventry and Birmingham International Airports are also on your doorstep.

The area has some excellent schools, most notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School, King's High School for Girls and Warwick Prep School in Warwick.





An outstanding opportunity to acquire an impressive attached period residence in a highly regarded location. Endwood, 95 Upper Holly walk is a charming Regency townhouse arranged over four floors totalling 4,736 sq. ft.

The property dates back to 1864 and has retained many period features including high ceilings, decorative ceiling coving and cornicing, sash windows and deep skirting boards.

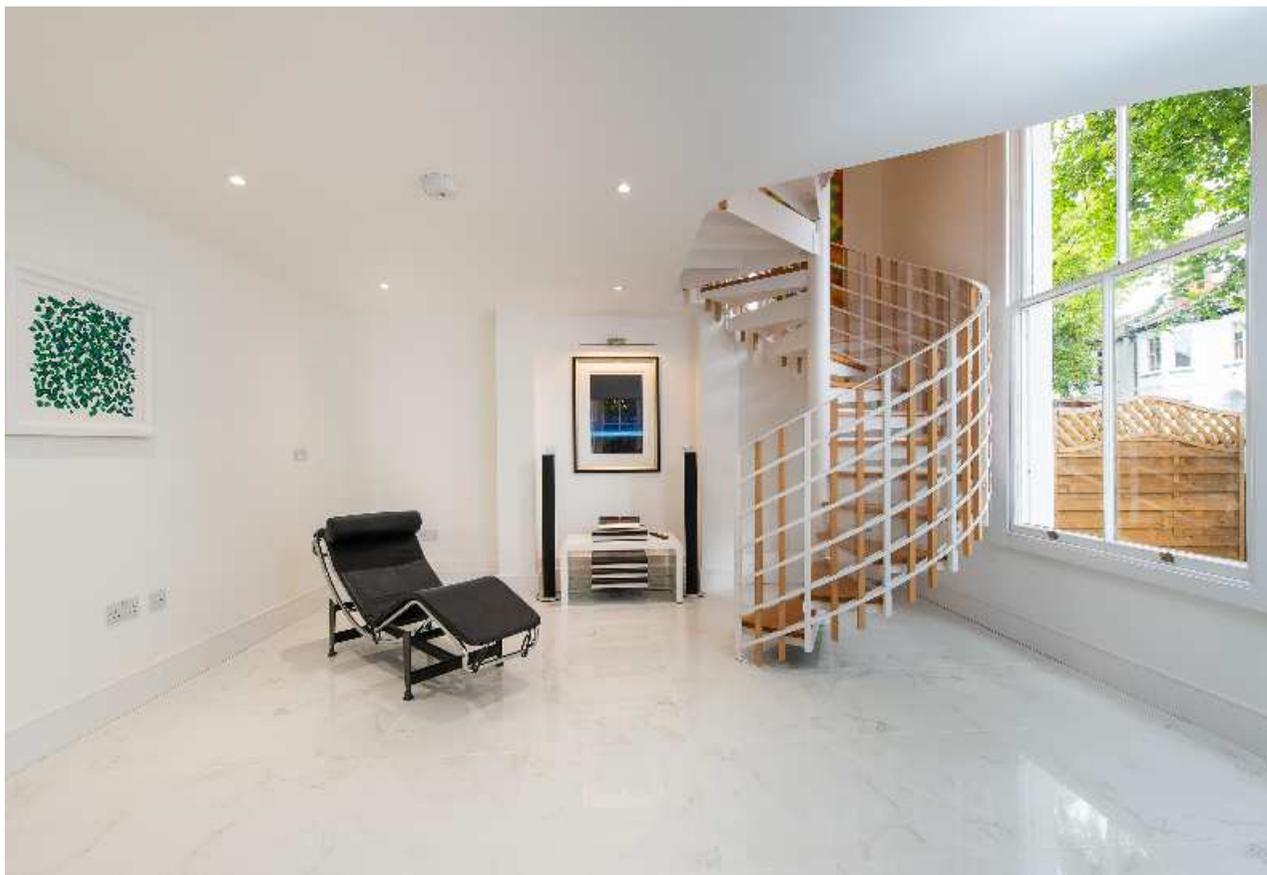
The current owners recently converted part of the accommodation and have created a separate live-work unit (sui generis). This unique accommodation gives a buyer an exciting opportunity to run their business from home. It has a number of other uses, perhaps as a studio or as additional accommodation - it would work well as a snug, cinema room and guest bedroom suite. It has its own private entrance, private parking space and outdoor seating area.

Stone steps lead to the front door and welcoming entrance hall beyond with staircase rising to the first floor and reception rooms off. Exposed floorboards continue into the two generous reception rooms; a substantial 21 ft. drawing room sits at the front of the house and the dining room lies to the back of the house.









An impressive brand new kitchen is the hub of the house with a dual aspect, large sash window and central island with seating. The kitchen features granite worktops, three Bosch ovens and a coffee machine, induction hob and wine cooler. It has been designed very well with a concealed entrance into the self-contained accommodation, designed to look like kitchen units.

A further staircase leads down to the cellar and a half landing gives access to the cloakroom. The cellar features a gym/cinema room, changing room, boiler room, useful store, utility and original wine cellar.

Upstairs, the principal bedroom is generous in size with built in cupboard and an en suite bathroom. There are two further bedrooms which share the family bathroom.

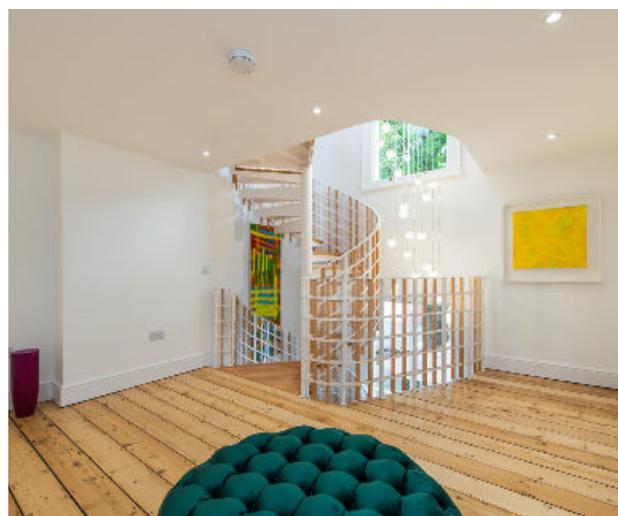
Bedroom four occupies the whole of the second floor, accessed via a spiral staircase from the first floor landing and is ideal for a teenager wanting their own independent space.

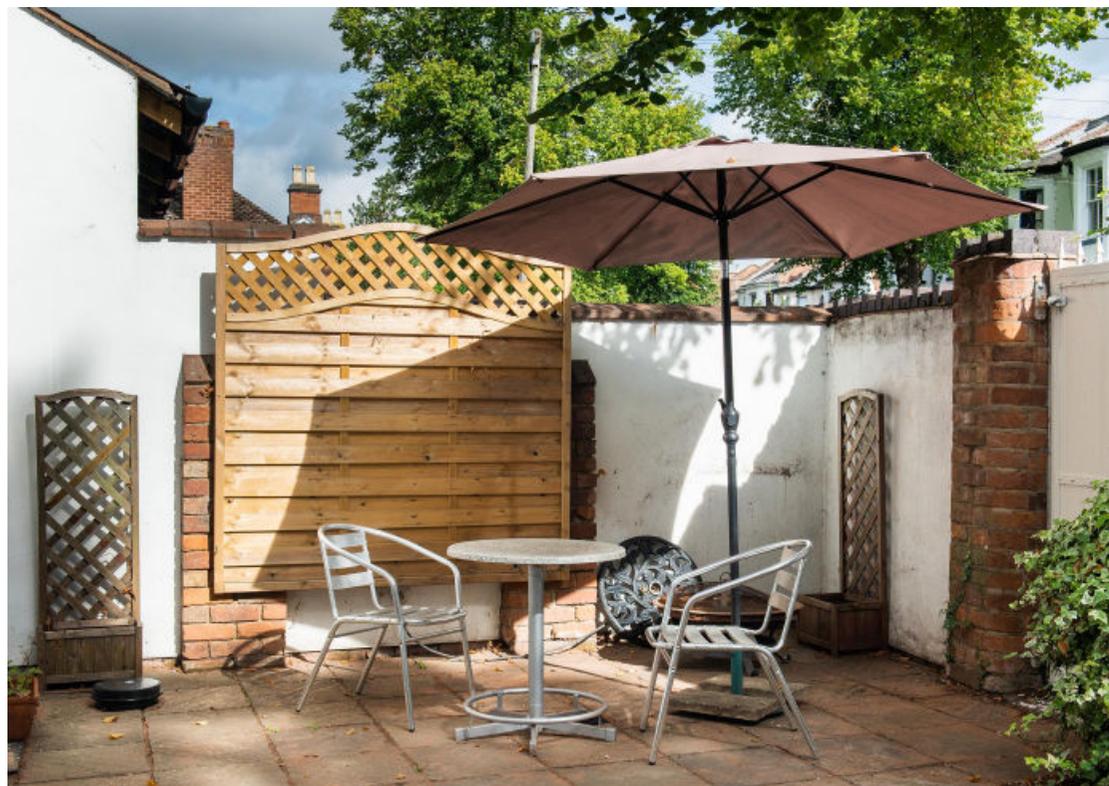
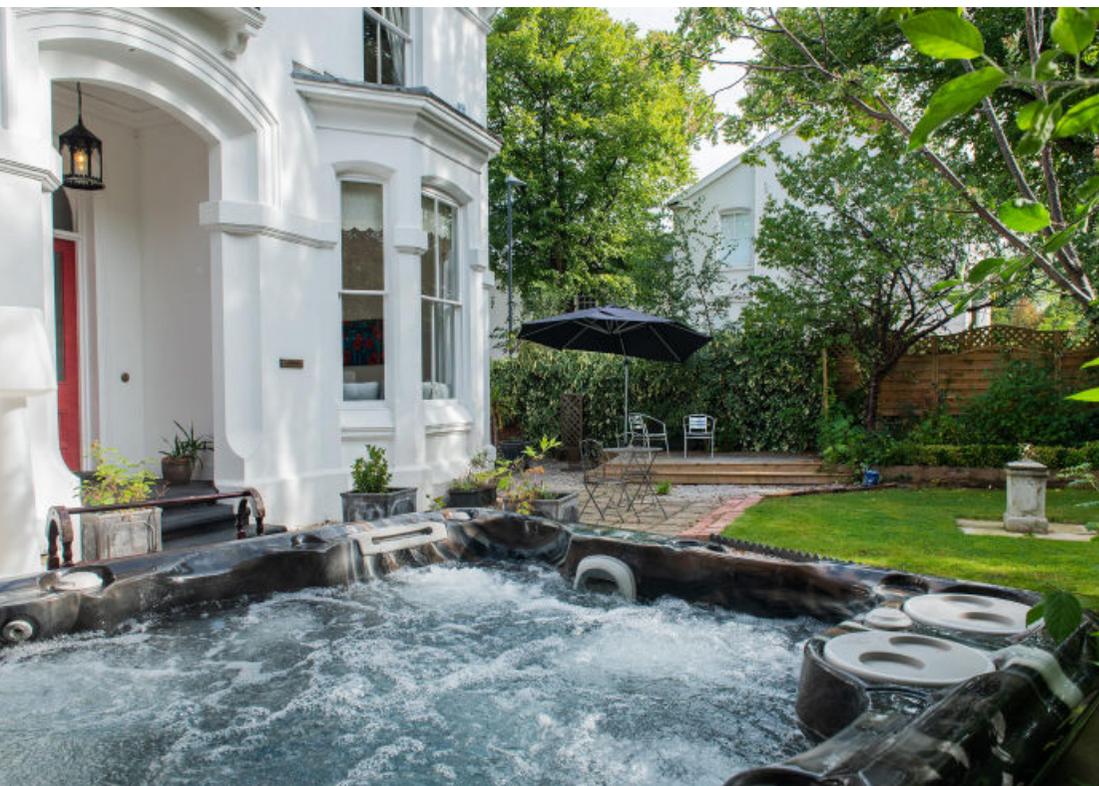
## Outside

The south easterly facing garden is extremely private and screened by a number of mature beautiful trees with wooden gates opening onto a gravelled area with parking for three cars. There is a separate parking area located behind a gate accessed from Campion Terrace.

Beautifully designed by the current owners, the garden features a number of raised decked areas which are ideal for entertaining and a pretty pavillion is tucked in the corner of the garden.

A separate paved area lies to the side of the property which provides a separate outdoor area from the main garden, fronting Campion Road.





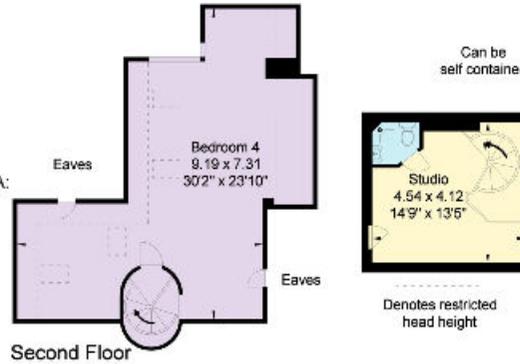


## Endwood Leamington Spa

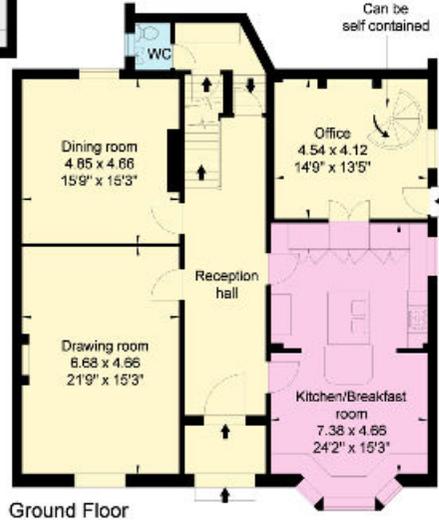
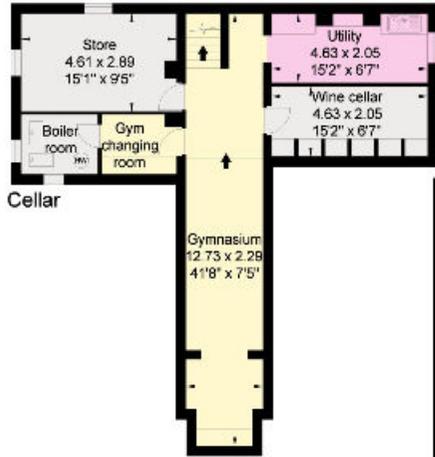


APPROXIMATE GROSS INTERNAL FLOOR AREA:  
440 sq m (4,736 sq ft) inc. restricted head height  
© Cotswold Plans Ltd. 01386 430176  
ma/13614

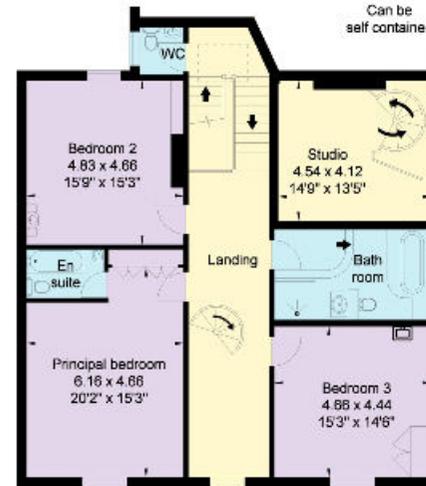
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



Second Floor



Ground Floor



First Floor

## Services

Mains electricity, water, gas and drainage are connected to the property. Telephone and broadband.

## Council Tax Band

Warwick District Council - Band G.

## Directions

From the Parade, turn onto Regent Grove and continue along the road to Holly Walk. Follow the road around the bend to the right and then turn left onto Brandon Parade. Follow Brandon Parade to the end, turn left onto Willes Road then right onto Upper Holly Walk. Endwood is the last house occupying a corner position on the left before Champion Terrace.

## Viewing

By appointment only with the agents.

Knight Frank  
Stratford upon Avon  
Bridgeway House  
Stratford-upon-Avon  
CV37 6YX

[knightfrank.co.uk](http://knightfrank.co.uk)

**I would be delighted to tell you more.**

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**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2021. Photographs and videos dated September 2021.

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