

Bryansford, 38 Lillington Road, Leamington Spa

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# A charming double fronted semi-detached Victorian villa in Leamington Spa.

## Distances

Leamington Spa train station 1.3 miles, Warwick 2.8 miles, Warwick Parkway 5 miles, M40 (J13 and J15) 5 miles, Coventry 9 miles, Stratford-upon-Avon 15 miles, Birmingham International Airport 16 miles (All distances and time are approximate)

## Situation

Lillington Road represents one of the prime residential areas in Leamington Spa, located to the north of the town centre making it convenient for the town, local schools and motorway network. There are an array of restaurants, bars and shops on your doorstep which are all within easy walking distance of the property. Jephson gardens, a formal Victorian park, and Newbold Common are also nearby.



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EPC

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### Tenure

Freehold

### Local Authority

Warwick District Council

### Council Tax

Band G



North Leamington School, Telford Junior and Infant School, Lillington Nursery and Primary School and Our Lady & St Teresa's Catholic Primary School all located nearby. Arnold Lodge School and Kingsley School for Girls in Leamington Spa are also within walking distance. In Warwick, there is King's High School for Girls, Warwick Prep School and Warwick Boys School.

For the commuter, trains run from Leamington Spa which is within walking distance of the property, to Birmingham and London Marylebone and the motorway is accessible at J15 of the M40. The motorway network is also accessible at junction 13 and 14 of the M40 with Birmingham to the north and London to the south.

## The property

Bryansford, 38 Lillington Road is a beautiful double fronted, semi-detached townhouse built in 1900 with generous accommodation totalling approximately 4,800 sq ft. Located in a very convenient position within easy walking distance of Leamington town centre, this large family home has flexible accommodation arranged over three floors plus a cellar. There is plenty of character features noted throughout including high ceilings, deep skirting boards, ceiling roses, cornicing, architraves and a total of eleven fireplaces.

The stained-glass front door opens into an impressive entrance hallway with solid wood flooring and elegant staircase rising to the first floor. There is also access to the cellar from the hallway leading down to a general basement totalling approximately 1,000 sq. ft. which gives a buyer an exciting opportunity to convert into additional accommodation. The front of the house has been recently redecorated and repointed.

The reception rooms are all elegant and generous in size with high ceilings and wooden flooring. The dining room has a front aspect, sash windows to two sides, bay window with shutters and a central fireplace. The drawing room also has a front aspect and opens into the sitting room which has a fireplace, built in cupboard and door to the garden. The rear hallway has a second staircase leading upstairs, family room and guest cloakroom.



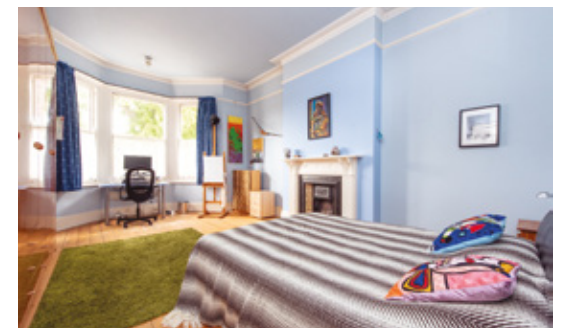


The Harvey Jones kitchen features a Rangemaster cooker, ceramic sink with waste disposal, granite worktops and plenty of wall and base units. The breakfast room can easily accommodate a dining table and from here, steps lead down to a lovely garden room, which has double doors opening to the garden.





Upstairs, the principal bedroom has a fireplace, front aspect and adjoining dressing room. There are three further good-sized bedrooms, a shower room, separate wc and a further bedroom off the mezzanine landing. Steps rise to a further floor and there are two bedrooms, a shower room and a utility. This could be self-contained if required and would be ideal for a relative or as a teenage suite.





**Approximate Gross Internal Floor Area**

House: 345 sq m (3,715 sq ft)

Cellar: 93 sq m (1,001 sq ft)

Outbuilding: 15 sq m (166 sq ft)

Total: 453 sq m (4,882 sq ft)

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 the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



## Garden

The east-facing walled rear garden is incredibly private and mainly laid to lawn. There are two separate terraces including one at the far end of the garden. There is a useful detached brick built shed with electricity and a side gate, leading to the front of the property. To the front of the property there is a gated driveway, with parking for one or two cars. Further parking is available closeby on Wathen Road (unrestricted).

## Services

All main services are connected to the property. Gas fired central heating.

## Directions (CV32 5YZ)

What3words: ///policy.played.vibes

## Viewing

By prior appointment only with the agents.

**Knight Frank Stratford-upon-Avon**

Bridgeway House, Bridgeway

Stratford-upon-Avon

Warwickshire CV37 6YX

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I would be delighted to tell you more

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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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Date: 05 April 2024  
Our reference: STR012374860

## Bryansford, 38 Lillington Road, Leamington Spa, CV32 5YZ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,500,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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