



65 Willes Road, Leamington Spa, Warwickshire





A **detached Victorian villa** in Leamington Spa located south of the river, within easy reach of the town centre and train station.

Distances

Leamington Spa (trains to London Marylebone from 71 mins and Birmingham from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford-upon-Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (all distances and times are approximate)

Situation

Located at the top of Willes Road, a short walk from Leamington Spa town centre, the river Leam and Welches meadow. The property is just a short walk from Leamington station. 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 with Birmingham to the north and London to the south.

6 2 4 Double EPC C

Tenure Freehold **Local Authority** Warwick District Council **Council Tax** Band G



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.

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

The property

65 Willes Road is a detached Grade II listed family home occupying a corner position on Willes Road and Innage Close, with a beautiful walled garden. Built in 1834, this excellent family home offers generous accommodation over three floors, totalling more than 3,000 sq ft, plus a small cellar.

The front door opens into the entrance hallway, which has a newly fitted limestone floor that continues into the brand new kitchen. The kitchen has been handmade in frame by Christopher Peters and has underfloor heating, a large central island, quartz worktops, bespoke cabinetry and new doors opening onto the garden. Integrated appliances include a Rangemaster cooker, Fisher & Paykel two-drawer dishwasher, Fisher & Paykel fridge and a Caple wine fridge.





A handy boot room is located by the side door, and there is a separate utility and guest cloakroom.

The large drawing room opens into the study, and French doors open to the garden. The elegant drawing room has a front aspect, a large sash window and a log burner. The sitting room has a front aspect, a bay window with shutters, a window seat, and an open fireplace. Lovely high ceilings are noted throughout.

Upstairs, the principal bedroom has a front aspect, fireplace and small built in wardrobe cupboard. There are three further large double bedrooms, two bathrooms with showers and a separate wc on the rear landing. A separate staircase provides access to bedroom six which is currently used as an office.

On the second floor, accessed via a separate staircase, is a further double bedroom, which would make a great teenage room with space for a sofa. There is scope to add an en suite upstairs, which forms part of the planning permission which has been applied for.





Garden

The rear east-facing garden is entirely walled and mainly laid to lawn, with York stone paving. Gated access at the bottom of the garden gives a buyer the option to park a car on the rear patio. However, there is parking on the Innage Close, a private road. Part of the planning permission that has been applied for is to create an off street parking place by the side gate and put electric gates in. An entrance straight to Welches Meadow via the back gate is excellent for dog walks. An electric charging point has been fitted to the side of the property.



Planning permission

Planning permission has just been being submitted to Warwick District Council for internal and external alterations. Ref (W/24/O456 LB)

Services

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

Directions (CV31 IBW)

What3words:///decide.beard.natively

Viewing

By prior appointment only with the agents.

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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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Particulars dated April 2024, Photographs and videos dated April 2024.
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Approximate Gross Internal Floor Area 315 sq m (3,392 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.





Date: 16 April 2024
Our reference: STR012457806

65 Willes Road, Leamington Spa, CV31 1BW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,350,000.

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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