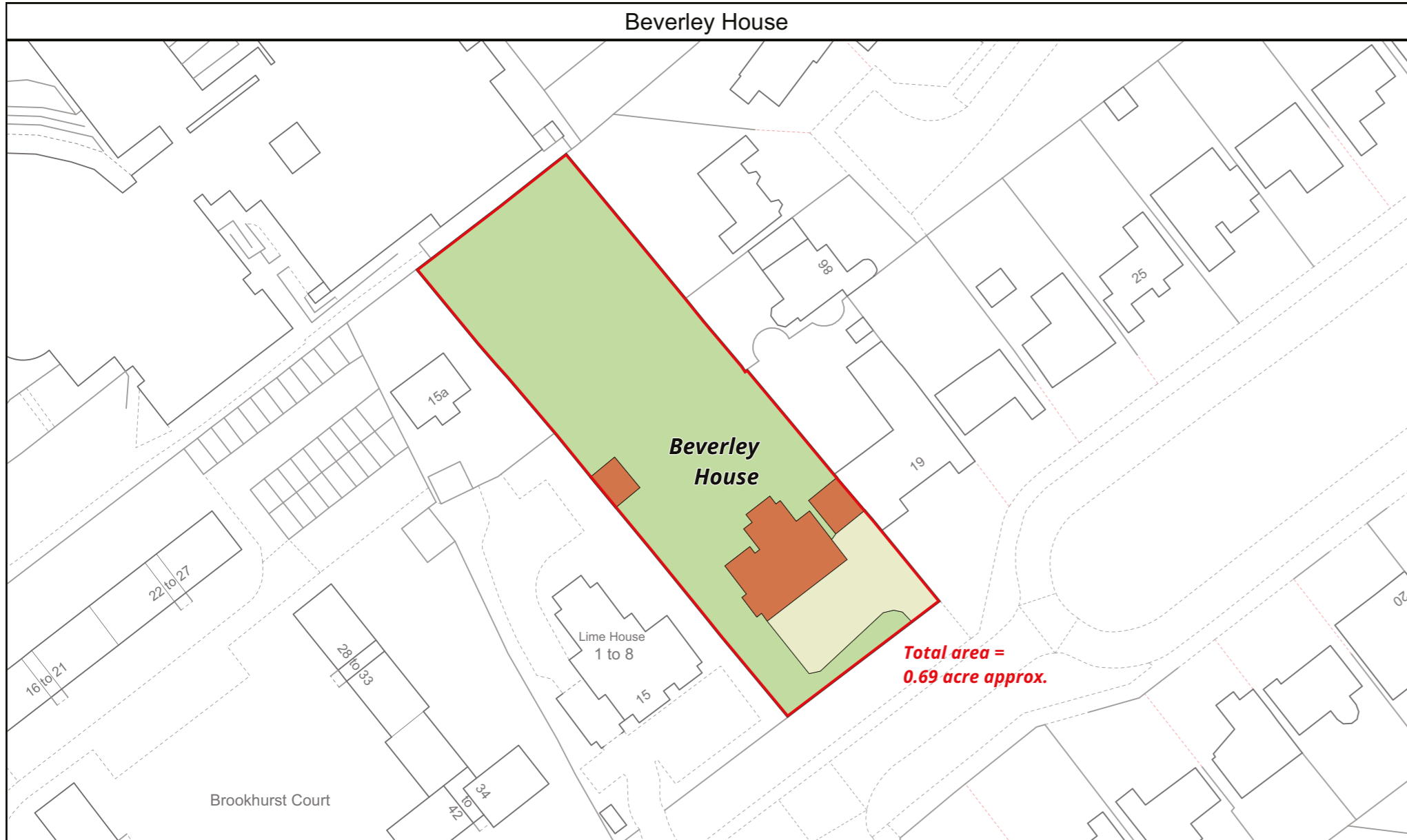




Beverley House, Leamington Spa, Warwickshire





LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk			Date: 20:05:24 Drawn By: CW Scale: 1:800 @ A4 Plan Ref: 18827
			Title Beverley House
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An **exciting opportunity** to buy a large family home in Leamington Spa, in a substantial plot totalling **0.69 acre**.

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

Located just off Northumberland Road, Beverley Road is a leafy wide tree-lined avenue in North Leamington Spa, just over half a mile from the town centre. Leamington Lawn Tennis & Squash Club is located around the corner from the property.



					EPC
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Tenure	Local Authority	Council Tax
Freehold	Warwick District Council	Band H



There are some excellent schools within walking distance of the house, including Arnold Lodge School, Kingsley School for Girls, Trinity Catholic School, North Leamington School, Milverton and Brookhurst primary schools. Further schooling in Warwick includes Warwick Foundation Schools and Myton School.

For the commuter, trains run from Leamington Spa and Warwick Parkway to Birmingham and London Marylebone. The motorway network is accessible at junctions 13, 14 or 15 of the M40, with Birmingham to the north and London to the south.

The property

Beverley House, 17 Beverley Road is a detached family home in a private position with a large mature garden, in a desirable north Leamington location. The size of the plot is incredibly unique for the location and there is scope for a buyer to update and extend the property, subject to the necessary consents.



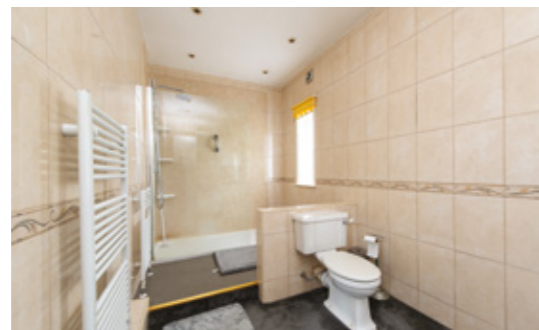
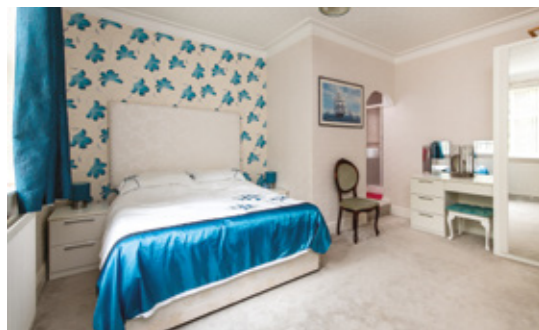
The front door opens into a very spacious entrance hallway with galleried landing. This reception space is used as a further seating area and has a gas fireplace with brick surround. A large drawing room has a front aspect with bay window, central fireplace and door opening to the study. The study has lovely views overlooking the garden with windows to two sides and access to the terrace.





An inner hallway has a guest cloakroom and small utility, as well as access to the cellar. A large dining room has a front aspect, bay window, fireplace and door to the kitchen. The kitchen/breakfast room has modern units, a central island and integrated appliances.

Upstairs, the principal bedroom has a rear aspect, an array of built-in wardrobes and an en suite bathroom. Bedroom two is generous in size and has an en suite bathroom. There are two further large bedrooms with plenty of wardrobe space and en suite shower rooms.



The generous rear garden is mainly laid to lawn with a large terrace stretching the width of the house with a pond, which is ideal for entertaining. Steps lead down from the terrace to the mature garden which offers plenty of privacy. A brick built outbuilding/garage provides useful storage but could be converted into a games room or home office.

To the front there is private parking for several cars on the paved driveway, which is set behind gates. A detached double garage sits to the right of the house with electric up and over doors. There is a further double gate to the left of the property giving access to the garden and outbuilding.

Services

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

Directions (CV32 6PH)

What3words:///match.smiles.plot

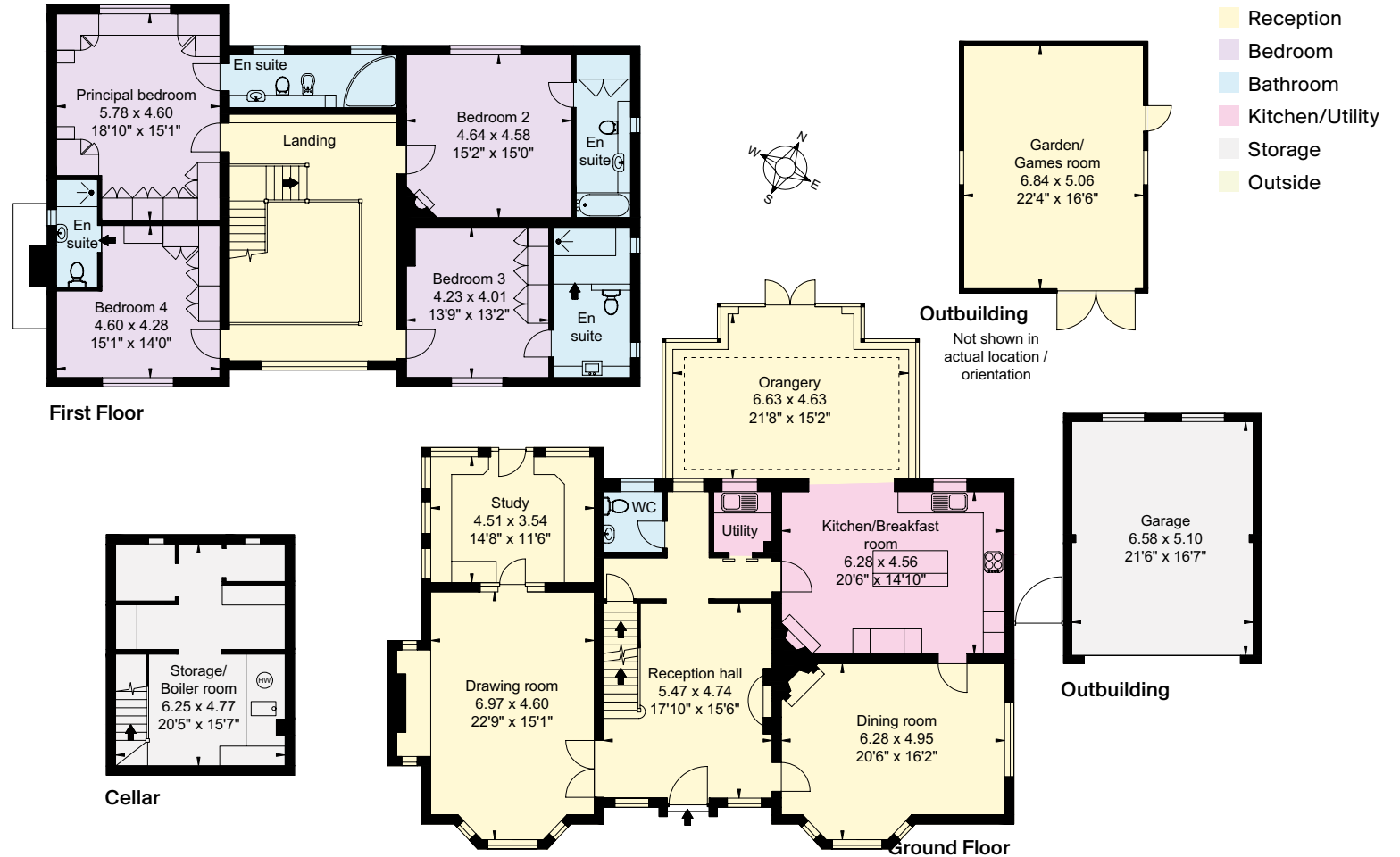
Viewing

By prior appointment only with the agents.



Approximate Gross Internal Floor Area
House: 364 sq m (3,920 sq ft)
Outbuildings: 68 sq m (734 sq ft)
Total: 432 sq m (4,654 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.



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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: 07 June 2024
Our reference: STR180050

Beverley House, 17 Beverley Road, Royal Leamington Spa, CV32 6PH

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,600,000.

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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Yours faithfully



KNIGHT FRANK LLP

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