



36 Kenilworth Road, Leamington Spa, Warwickshire





An attractive detached Grade II listed villa with private parking and an exceptional terrace, in North Leamington Spa.

Distances

Leamington town centre 0.5 mile, Leamington Spa train station 1.5 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

Kenilworth Road is a desirable residential area just north of the town centre, making it convenient for the town and ideally located for access to the motorway network. There is an array of shops and restaurants all within walking distance of the property located in the town centre.

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



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EPC

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Tenure

Freehold

Local Authority

Warwick District Council

Council Tax

Band G





For the commuter, trains run regularly from Leamington Spa to Birmingham New Street and London Marylebone, and from Coventry to London Euston. The motorway network is accessed at the M40 (J13 & J15) for Birmingham to the north and London to the south.

The property

36 Kenilworth Road is a beautiful detached villa with an attractive façade situated in a conservation area. The property is accessed across the front veranda with cast iron railings and the front door with a stained glass window opens into the entrance hallway. The hallway has decorative panelling to dado height, solid wood flooring and a staircase rising to the first floor.

The property, originally built circa 1836-1850, is within walking distance of the town centre and benefits from a garage, plenty of private parking, a converted basement and a beautiful garden. All wooden windows and doors at the rear are double glazed.

The property offers versatile and flexible family accommodation over three floors and retains many period features including high ceilings and deep skirting, large sash windows, as well as decorative ceiling coving and cornicing.







The drawing room has a front aspect, fireplace and sash window with original shutters. Solid wood flooring continues into the sitting room with French doors opening onto the terrace. On the other side of the hallway, which features a guest cloak room, is a large dining room with a front aspect. The dining room adjoins the spacious kitchen which features granite worktops, tiled flooring with underfloor heating and plenty of wall and base units. Integrated appliances include a Miele oven, hob, built in fridge and a dishwasher. The kitchen also has French doors opening onto the terrace.

The lower ground floor is accessed from a staircase off the kitchen, or via a separate entrance leading from the terrace. It contains a converted basement which provides flexible additional accommodation, ideal for guests and relatives. There are two double bedrooms, a very generous shower room, a utility/laundry room and a family/games room.

Upstairs, the principal suite has a front aspect, en suite bathroom and a door to an adjoining room which could be used as a dressing room or study. There are three further large double bedrooms which all have built-in wardrobes and share the family bathroom. Bedrooms three and four have wonderful views across the garden and Leamington cricket pitch. The two inner hallways to these rooms have fitted bookcases and additional storage. All three front rooms have secondary glazing.





Approximate Gross Internal Floor Area

House: 384 sq m (4,135 sq ft)

Garage: 34 sq m (371 sq ft)

Total: 418 sq m (4,506 sq ft)

Terrace: 100 sq m (1,076 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



Lower Ground Floor

Ground Floor

First Floor



Garden

The east-facing walled rear garden is incredibly private and arranged over two areas including a beautiful 1,000 sq. ft porcelain tiled terrace which is perfect for al fresco dining and entertaining. The remaining garden is laid to lawn with two magnolia trees and an apple tree.

There is a pathway with gated side access to one side of the property and a garage on the other side.

To the front there is parking for several cars and a tandem garage to the left of the house, stretching the depth of the property. The garage has an electric charging point and double doors to the rear, opening onto the rear garden. The fore garden is beautifully stocked and gives excellent privacy.

Services

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

Directions (CV32 6JE)

What3words: ///sake.path.branded

Viewing

By prior appointment only with the agents.





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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: 21 June 2024
Our reference: STR012445653

36 Kenilworth Road, Royal Leamington Spa, CV32 6JE

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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