



Almond Avenue, Leamington Spa, Warwickshire





An impressively extended **five bedroom family home** in a quiet and desirable north Leamington location, with a south-facing garden.

Distances

Leamington train station 1 mile, Leamington Spa train station 1.7 miles, Warwick 3 miles, Warwick Parkway 6 miles, M40 5.5 miles, Coventry 9 miles, Stratford-upon-Avon 15 miles, Birmingham International Airport 16 miles (all distances are approximate)

Situation

Almond Avenue is located in a highly regarded area of north Leamington, just off Cloister Crofts. It comprises many fine individual properties and is just a short walk from the town centre and the Leamington Cricket Club and Leamington Lawn Tennis & Squash Club. There are some excellent schools in the area that have all been highly rated by both Ofsted (North Leamington, Telford, Milverton, Brookhurst) and the Independent Schools Inspectorate (Arnold Lodge and Kingsley). Further schooling in Warwick includes Warwick Foundation schools and Myton School.



5



3



3



Double



EPC

C

Tenure

Freehold

Local Authority

Warwick District Council

Council Tax

Band F





For the commuter trains run from Leamington Spa and Warwick Parkway stations to: London Marylebone; Birmingham New Street; Birmingham International Airport and Coventry. Leamington is close to an extensive motorway network (M6, M40, M45, & M69) making much of the country readily accessible by road.

The property

A rare opportunity to buy a beautifully extended, exceptionally spacious detached home in a much sought-after area of North Leamington, with five bedrooms, three reception areas and a secluded, secure, south-facing garden. The house is in a unique setting in Almond Avenue, off Cloister Crofts, at the end of a quiet cul-de-sac, with no passing traffic, overlooking a large central green with mature trees, providing a safe environment for children to play outside.

The front door opens into a large entrance hallway with oak flooring, copious built-in storage and a guest cloakroom. The hallway leads into a contemporary kitchen/diner with views across the central open green, and featuring Amtico flooring, granite worktops, a fitted dresser with oil tops, glazed units with lighting and generous cupboard storage.







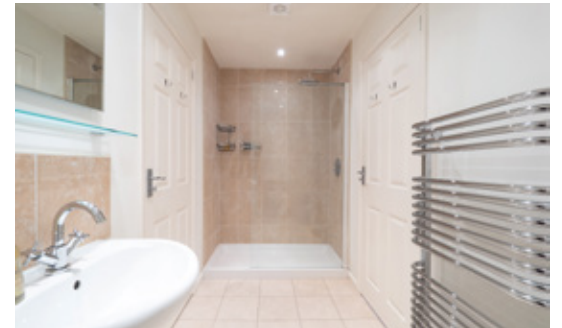


Integrated appliances include a Rangemaster cooker, fridge and dishwasher. A separate utility room leads from the kitchen, with cupboards, sink, space for several additional appliances and two 'Sheila Maid' clothes airers.

Bi-folding wooden doors open from the kitchen into an open-plan reception room, with two light and spacious living areas, and doors to the patio and garden. A study, ideal for home working, and a second large reception room are located off the hallway with further doors to the patio and garden.



Upstairs the spacious principal bedroom features a built-in wardrobe, large en suite shower room and views over the south-facing garden. Double bedrooms two and three share a Jack and Jill shower room. Double bedrooms four and five share an additional bathroom. Bedroom two includes a separate dressing room and bedroom five contains fitted wardrobes.



Approximate Gross Internal Floor Area

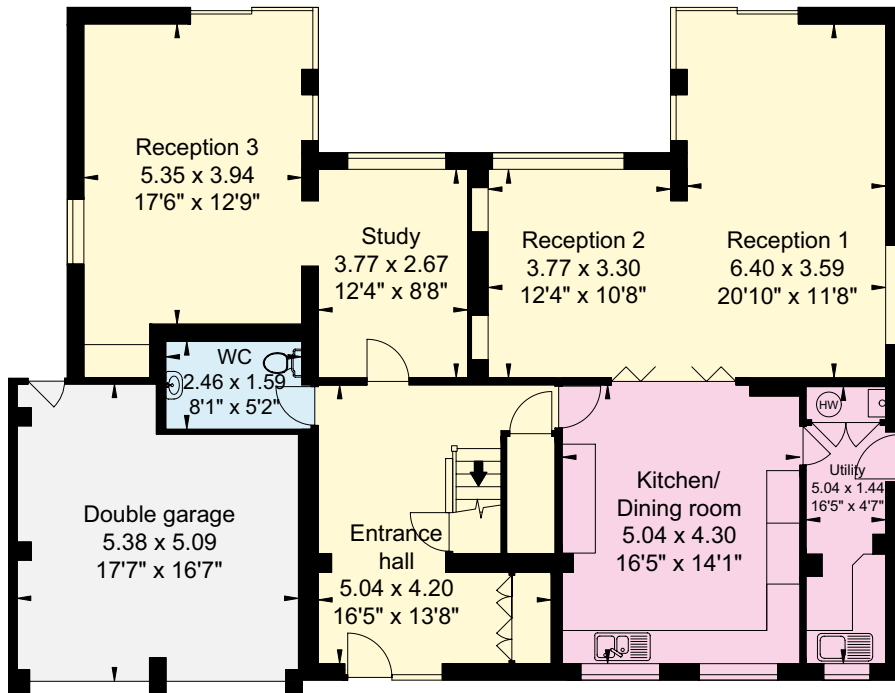
House: 235 sq m (2,530 sq ft)

Garage: 25 sq m (270 sq ft)

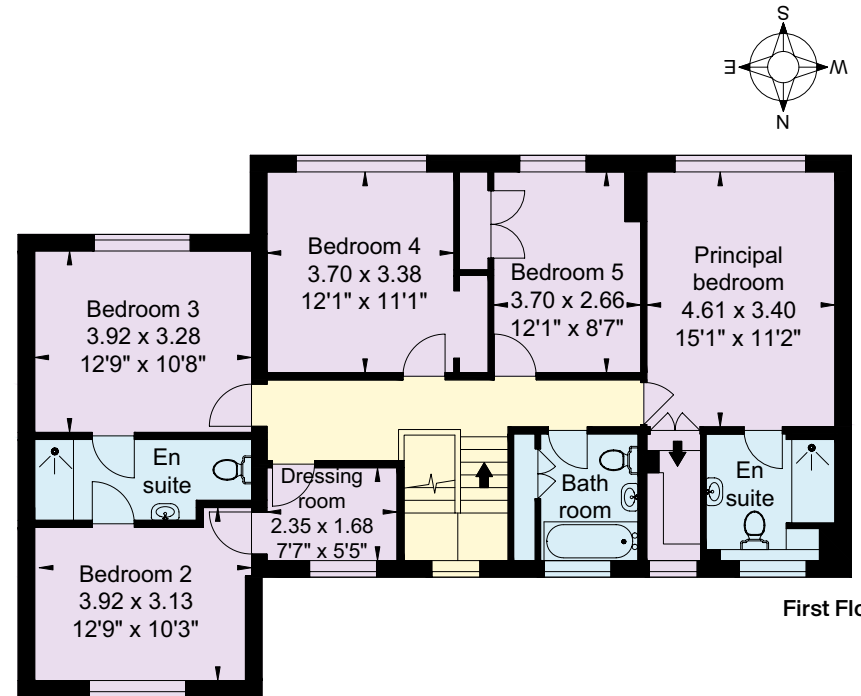
Total: 260 sq m (2,800 sq ft)

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.

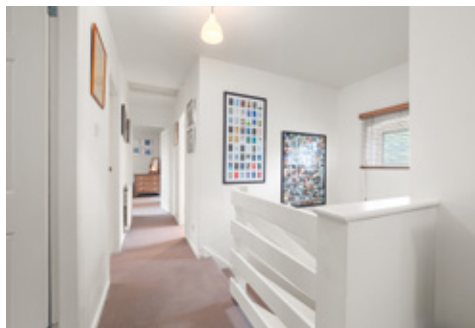
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



The front driveway provides off-road parking for several cars and there is an integral double garage. The fore garden is mainly laid to lawn. The private south-facing rear garden is mainly laid to lawn, with several small trees, and enjoys plenty of sun.

A generous, newly laid patio stretches the width of the property and is ideal for entertaining. The patio and garden can be accessed from both reception rooms, the utility room, double garage and side gate.

Services

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

Directions (CV32 6QD)

What3words:///police.bill.mouse

Viewing

By prior appointment only with the agents.

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway

Stratford-upon-Avon

Warwickshire CV37 6YX

knightfrank.co.uk

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: 19 September 2024
Our reference: STR012414403

40 Almond Avenue, Leamington Spa, CV32 6QD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of offers in excess of £1,100,000.

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We'd love to help you.

Yours faithfully



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