



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.







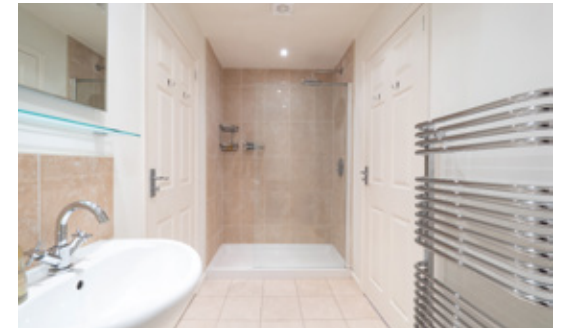


Integrated appliances include a Rangemaster cooker, fridge and dishwasher. A separate utility room leads from the kitchen, with cupboards, sink, space for several additional appliances and two 'Sheila Maid' clothes airers.

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

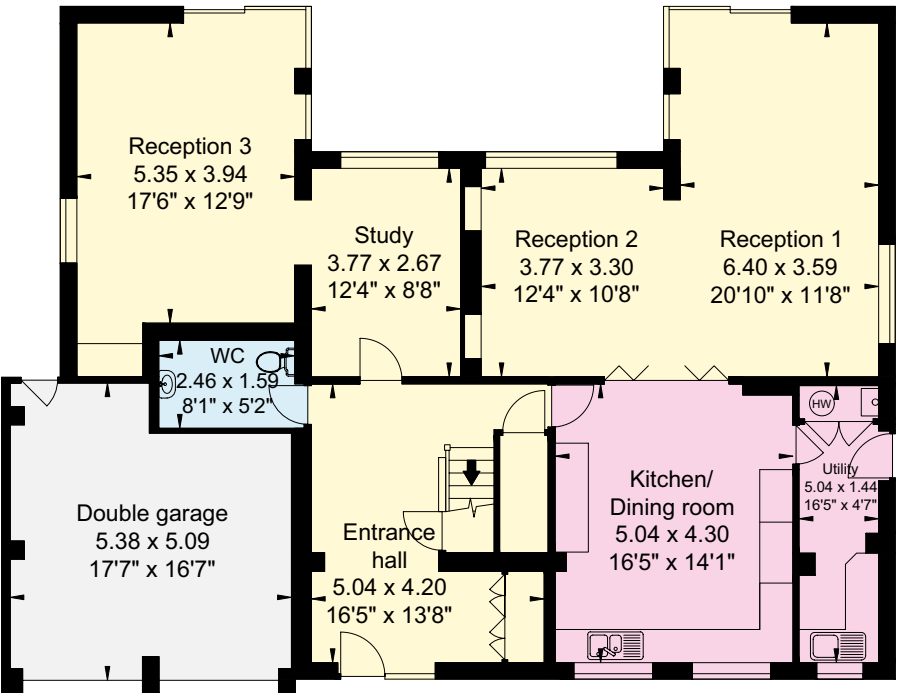
House: 235 sq m (2,530 sq ft)

Garage: 25 sq m (270 sq ft)

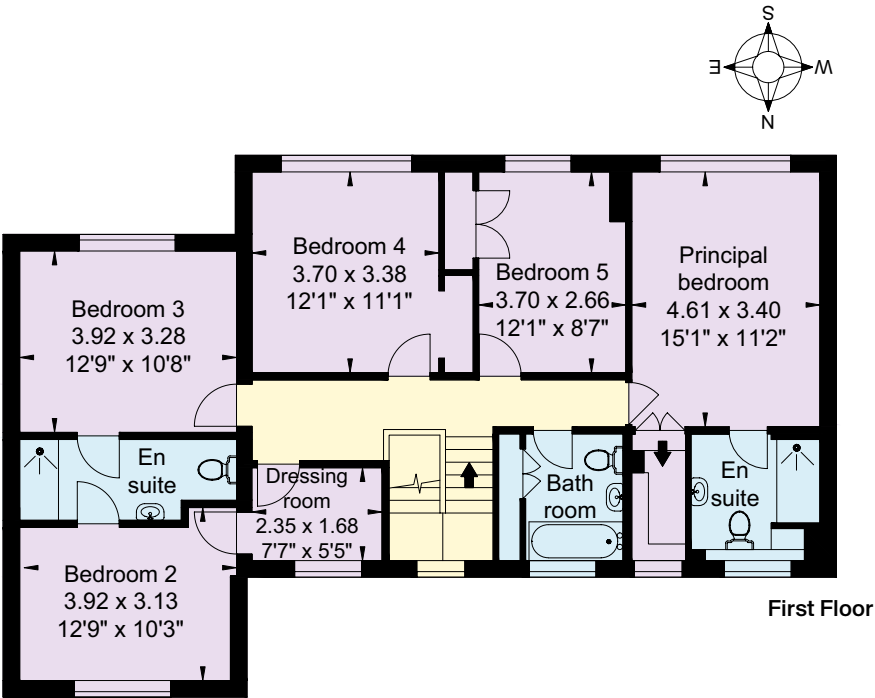
Total: 260 sq m (2,800 sq ft)

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](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Samantha Bysouth

01789 297735

samantha.bysouth@knightfrank.com

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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated September 2024. Photographs and videos dated September 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](https://www.wordperfectprint.com)





Date: 30 June 2025
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 £1,000,000.

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

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

Yours faithfully



KNIGHT FRANK LLP

Enc:

Samantha Bysouth
Associate
+44 1789 206 953
samantha.bysouth@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.3 Sep 24