



9 Willes Road
Leamington Spa | Warwickshire | CV32 4PP

FINE & COUNTRY

9 WILLES ROAD



Situated in a convenient central Leamington location, this elegant Grade II Listed period town house is full of character and charm and offers spacious accommodation over five storeys. This family home is beautifully presented having been lovingly restored throughout retaining many original features and has the benefit of a pretty landscaped walled garden to the rear. The property is a short walk from the town centre amenities including parks, pubs and restaurants as well as the extensive array of independent retailers and artisan coffee shops.



KEY FEATURES

This amazing family home offers stylish and flexible living space full of period features and over 2,500 sq/ft of living space spread over five floors. Accommodation includes a re-fitted kitchen/living/dining room with Aga on the lower ground floor, a beautiful large living room on the ground floor together with a butler's pantry, now a useful boot room which opens out onto the pretty walled garden beyond. There are five bedrooms arranged over the upper three storeys together with three bathrooms.

Ground Floor

The impressive entrance hallway with exposed painted floorboards leads to the grand double aspect sitting room with sash windows with original shutters to front and rear as well as two beautiful marble fireplaces, ceiling corncicing detailing, central ceiling rose and picture rails. A butler's pantry off the hall opens out onto the patio terrace and the garden beyond, and serves as a useful boot room with Belfast sink, wooden worktops and built-in storage. The impressive staircase leads up to the first floor and a lit staircase descends to the lower ground floor.

Lower Ground Floor

The basement kitchen/diner and living area is the hub of the home and this lovely space has been opened-up by the current owners to create a sociable area in which to cook, eat, relax or work. The original fireplace with cast iron open grate at one end offers a formal dining area with comfortable bench seating and space for a dining table whilst the large central island is an ideal spot for more informal drinks or meals. The kitchen has been re-fitted in a shaker style with beech wood worktops and integrated dishwasher and built in cupboard for a fridge/freezer. A gas fired Aga and terracotta tiled floor create a cosy feel and an integrated Stoves oven and hidden drinks station, pantry and under stairs storage completes this practical space. Glazed French style double doors open out onto a small pretty patio area offering a quiet shaded spot to enjoy a cup of coffee. Steps lead up to the garden.

A hallway off the kitchen/diner leads to a door giving external access to the front of the property as well as a w.c. with wash hand basin and heated towel rail and a walk-in storage cupboard.









SELLER INSIGHT

“9 Willes Road is a delightful, terraced Regency town house and the present owners explain that its captivating period charm, sense of space, and convenient location in a tree lined street at the heart of the town centre, make it a very special property. It has provided them with a superb lifestyle for the past seven years.

During that time, they have restored and repaired all aspects of the house, including the six original fireplaces, renewed the boiler, landscaped the garden, and added extra storage throughout. They converted a box room into a bathroom and opened up the kitchen, to create a lovely sociable space.

The current owners use and appreciate the whole house, they say, “the light flooded basement kitchen is the sociable, busy hub of the home, and is well equipped for the keen cook. A deep pantry cupboard provides extra storage, and there is a drinks cabinet with bi-fold doors and a hidden fridge underneath. The Aga creates a cosy ambience in a room where you can spend time either sitting round the large island for chatty meals or enjoying a more formal meal at the dining table surrounded by comfortable bench seating.

The large living room is where everyone can gather for family down-time and is perfect for settling down on the sofa to watch TV, in its calm ambience. The elegant proportions of the room allow it to also be an impressive space for more formal entertaining.”

The owners say, “the joy of the house is that you can utilise every room and change its use according to need. Currently what was the drawing room on the first floor is a guest bedroom. With its Georgian decorative cornicing and wide fireplace, it is a very pretty room, and guests can fully enjoy the period style and unique atmosphere of the house. The large master bedroom suite is an adult sanctuary and overlooks the attractive tree lined Willes Road. Each morning you open the curtains to a green and fresh treetop scene; it is a lovely way to start each day.”

They had the private and quiet garden landscaped and say, “the garden is full of seasonal colour and the children have playing space on the Astro turf lawn. There have been barbecues on the sunny patio, but for us, the end of the garden is the best summer evening spot, to unwind at the end of the day with a chilled glass of wine.

Willes Road has the perfect location for family living. You can walk to the schools, shops and the many restaurants in vibrant Leamington Spa. There is a choice of four town parks for walks and leisure pursuits. The commuter has a short ten-minute walk to the station, whilst the M40 and Birmingham Airport are easily accessed. We will be sad to leave this very special house which has been an idyllic home but will take away many very happy memories.”*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





First Floor

The split-level landing has exposed painted floor timbers with staircase leading up to the second floor and giving access to bedroom two, a truly impressive room with original marble fireplace and cast iron grate, exposed original floor timbers and twin sash windows to the front.

Bedroom three has exposed painted floorboards, an original fireplace and cast iron grate and a sash window overlooking the rear garden. A fitted cupboard on one side of the chimney breast and shelving on the other offer useful storage.

A pretty bathroom at the back of the house overlooks the garden and has plantation style shutters, a mosaic tiled floor, large walk-in shower, w.c. and wash hand basin. The landing with exposed painted floorboards and staircase leads up to the second floor.

Second Floor

On this floor you will find the main bedroom a beautiful bedroom with original fireplace housing an open cast iron grate, picture rail and twin sash windows at the front. Double wardrobes on both sides of the bed together with overhead cupboards offer plenty of storage in addition to two built in cupboards either side of the fireplace. There is also a spacious bathroom full of character with a freestanding roll-top bath with claw feet, a large separate walk-in shower, w.c. and wash hand basin. An original fireplace with cast iron grate together with a sash window overlooking the garden add to its charm. Fitted cupboards to either side of the chimney breast, offer a practical space for a washing machine and tumble dryer. Stairs lead up to the third floor.

Third Floor

Stairs open into a landing space currently used as a peaceful reading area with a double-glazed roof light and doors to bedrooms four and five. Bedroom four has an en-suite bathroom with double glazed roof light, panelled bath, w.c. and wash hand basin.















Outside

At the front the of the property a flagged path with steps leads up to the front door and the grand pillared entrance. To the right of the entrance is a small gravelled garden area with central bed with rosemary and box trees, together with steps descending to the lower ground floor entrance.

To the rear of the property you step out of the boot room onto the patio terrace and the delightful landscaped walled garden with Astro turfed lawn. A garden path leads down the garden and borders to either side are planted with a wide variety of shrubs, bushes and plants. A timber gate opens onto a shared rear pedestrian access. The property has on street parking with residents and visitors permits.



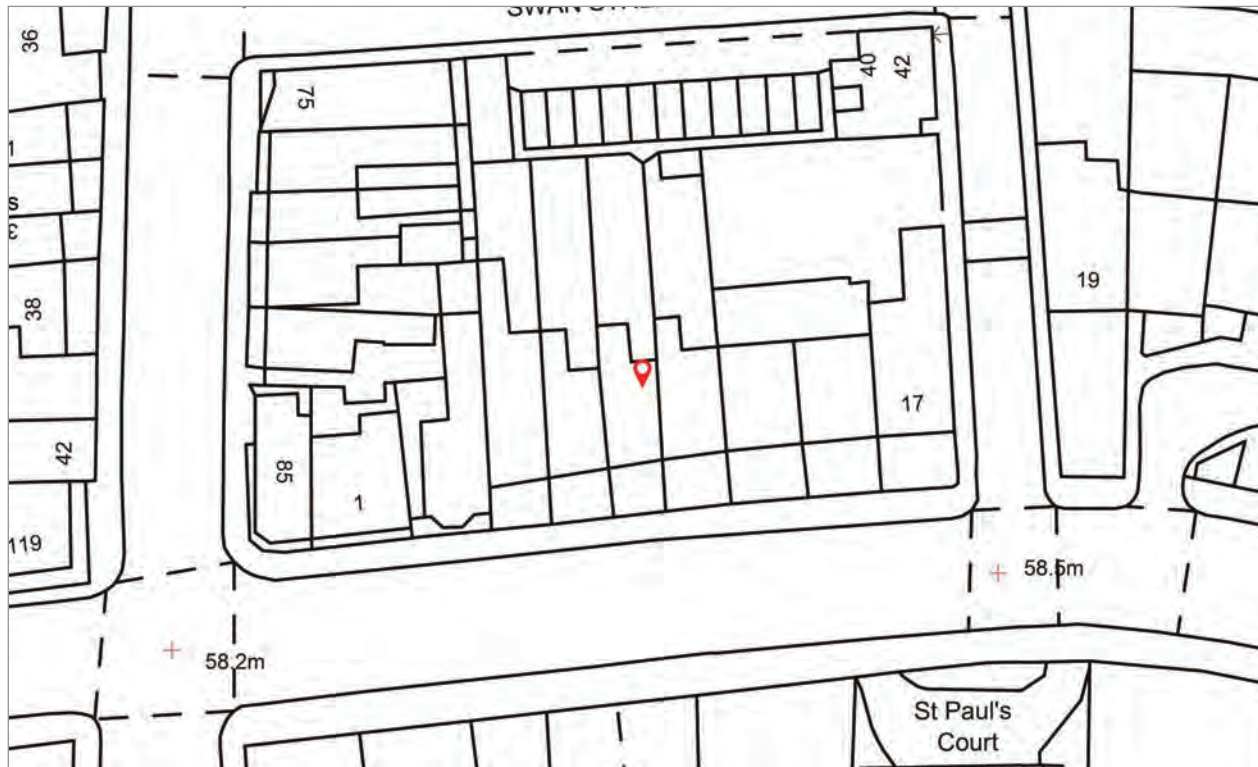


LOCATION

In March 2023 the historic town of Leamington Spa was once again listed as one of the top ten best places to live in the UK by the Times national newspaper. Many people are drawn to the area by the excellent schooling facilities available, shops, parks, and surrounding countryside. After a visit to the town, it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the River Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments.

As a previous Britain in Bloom winner, the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room Gardens, Mill Gardens, The Dell and Newbold Comyn. The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon-Avon. Leamington Spa is also just seven miles from the world-famous Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in twenty-six minutes. Birmingham International Airport is less than 20 miles away.





Services

Mains gas, electricity, water, drainage and telephone are understood to be connected to the property.

Local Authority

Warwick District Council, Council tax band F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950.

Website

For more information visit www.fineandcountry.com/uk/Leamington-Spa

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

Directions

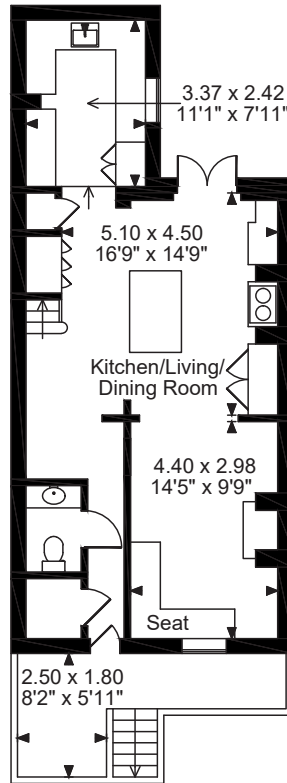
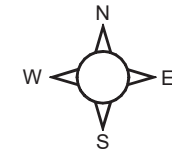
From Dorner Place head East and turn left onto The Parade (B4087). Turn right onto Regent Grove and then left onto Clarendon Street. Turn right at the traffic lights into Willes Road (B4099). The property can be found on the left-hand side with a blue front door.

What3Words

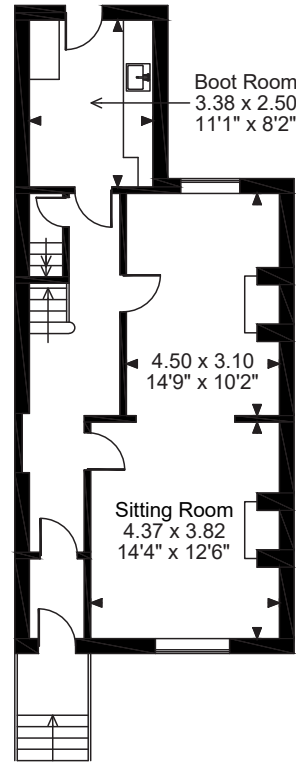
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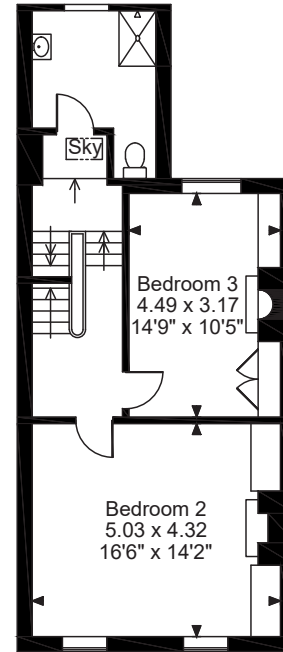
9 Willes Road, Leamington Spa
Approximate Gross Internal Area
2549 Sq Ft/237 Sq M



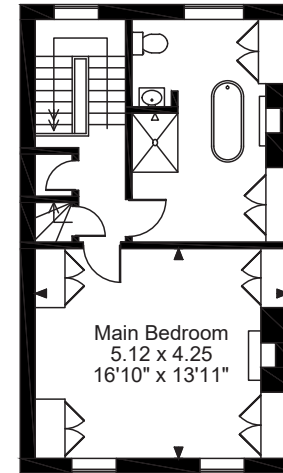
Basement



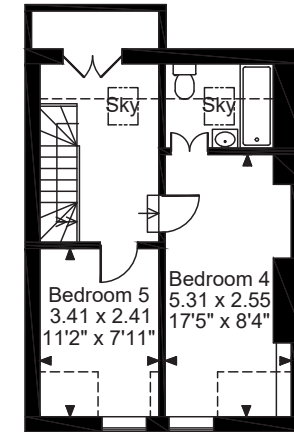
Ground Floor



First Floor



Second Floor



Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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EPC EXEMPT



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 06.09.2023





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



ANGELA PITT PARTNER AGENT

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I am an experienced Sales Director with a track record in high-end property development. I have experience working in event management and for almost 15 years ran my own luxury furniture retail business growing it to a company with a turnover of over £1 million. More recently I have been developing three contemporary low energy, zero carbon homes in Warwickshire with a GDV of 3.25m. I know the local market well having lived in the area for nearly 40 years and bring a proactive friendly approach to help clients achieve their property goals. I am more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. In my spare time I enjoy baking as well as getting out and about in the lovely Warwickshire countryside and am kept busy looking after my little boy.



JAMES PRATT PARTNER AGENT

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James joined Fine & Country Leamington Spa in 2016 and has been involved in the property industry for almost twenty years. He has used all of his varied property knowledge and expertise to become one of the few go to Agents in the area. James has lived in Leamington all of his life and knows the town and its surrounding areas inside out. Outside of work James enjoys spending time with his family and friends, is a keen cyclist and enjoys the outdoors. He has raised over £40,000 for Charities and has won awards from the Encephalitis Society who have been the main beneficiary over the years. His experience in renovation, development, maintenance, property management and buy to let allows him to give invaluable advice to buyers and sellers throughout the process.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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