



64 Kenilworth Road
Leamington Spa | Warwickshire | CV32 6JX

FINE & COUNTRY

64 KENILWORTH ROAD



64 Kenilworth Road is a unique three-bedroom bungalow set in a popular North Leamington location, with a pretty private garden in a quiet setting, off the main Kenilworth Road and just minutes away from the centre of Leamington Spa.



KEY FEATURES

Upon entering the house the hallway leads through to an impressive dining hall at the centre of the house with a vaulted full height ceiling and roof lantern above. The kitchen has an adjoining laundry room as well as a separate utility room leading through to a double garage. The property has three double bedrooms, one with en-suite as well as a separate bathroom. The bedrooms all have plenty of storage having built in wardrobes and cupboards. The sitting room and sunny conservatory overlook the garden and the private grounds of Gables House. The property offers a quiet location but is within easy reach of town. There is a double garage and ample parking.

Off the spacious central dining hall you will find the lounge with contemporary feature gas fireplace and large sliding patio doors overlooking the garden. The conservatory is an ideal place to enjoy the garden all year round and looks out onto the patio and garden. The kitchen has light beech wood effect cupboards with granite effect worktops and a breakfast bar. There are built in appliances including an electric oven, gas hob and a double fridge. The kitchen leads through to a laundry room and separate utility room with lots of storage and beyond this is the double garage with electric roller shutter doors. The main bedroom overlooks the garden and has bespoke built in wardrobes and dressing table as well as an en-suite bathroom with shower. Bedroom two at the front of the house has bespoke built in wardrobes. Bedroom three is currently being used as a home office and has built in storage to one wall including drawers, cupboards, shelves and a desk. The main bathroom has a bath with shower over and a counter top sink and toilet unit.



























OUTSIDE

The property is approached via a tree-lined private residents' driveway, off the Kenilworth Road and behind Gables House. There is a double garage and ample parking.

To the rear of the property a terrace leads out onto the pretty landscaped garden, overlooking the grounds of Gables House, with mature shrubs and trees as well as a small lawned area and summerhouse.

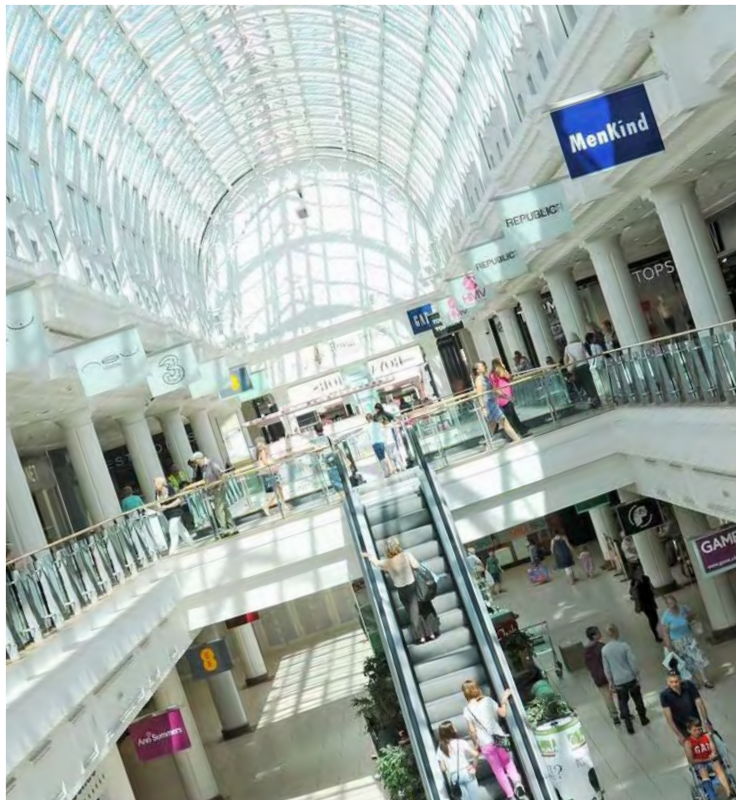




LEAMINGTON SPA

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.



INFORMATION

Services

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

Local Authority

Warwick District Council, Council tax band E.

Notes

The property is situated in a conservation area.

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:

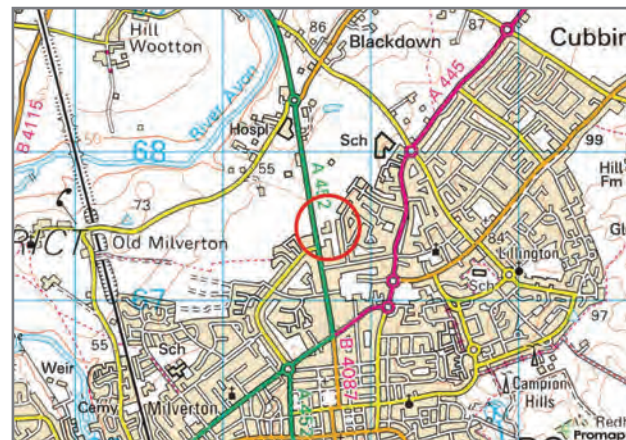
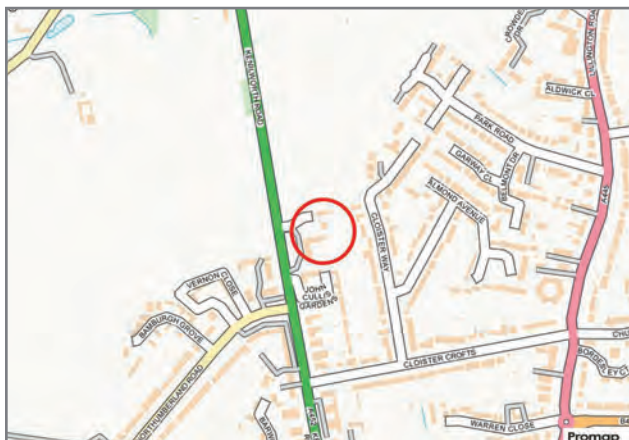
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

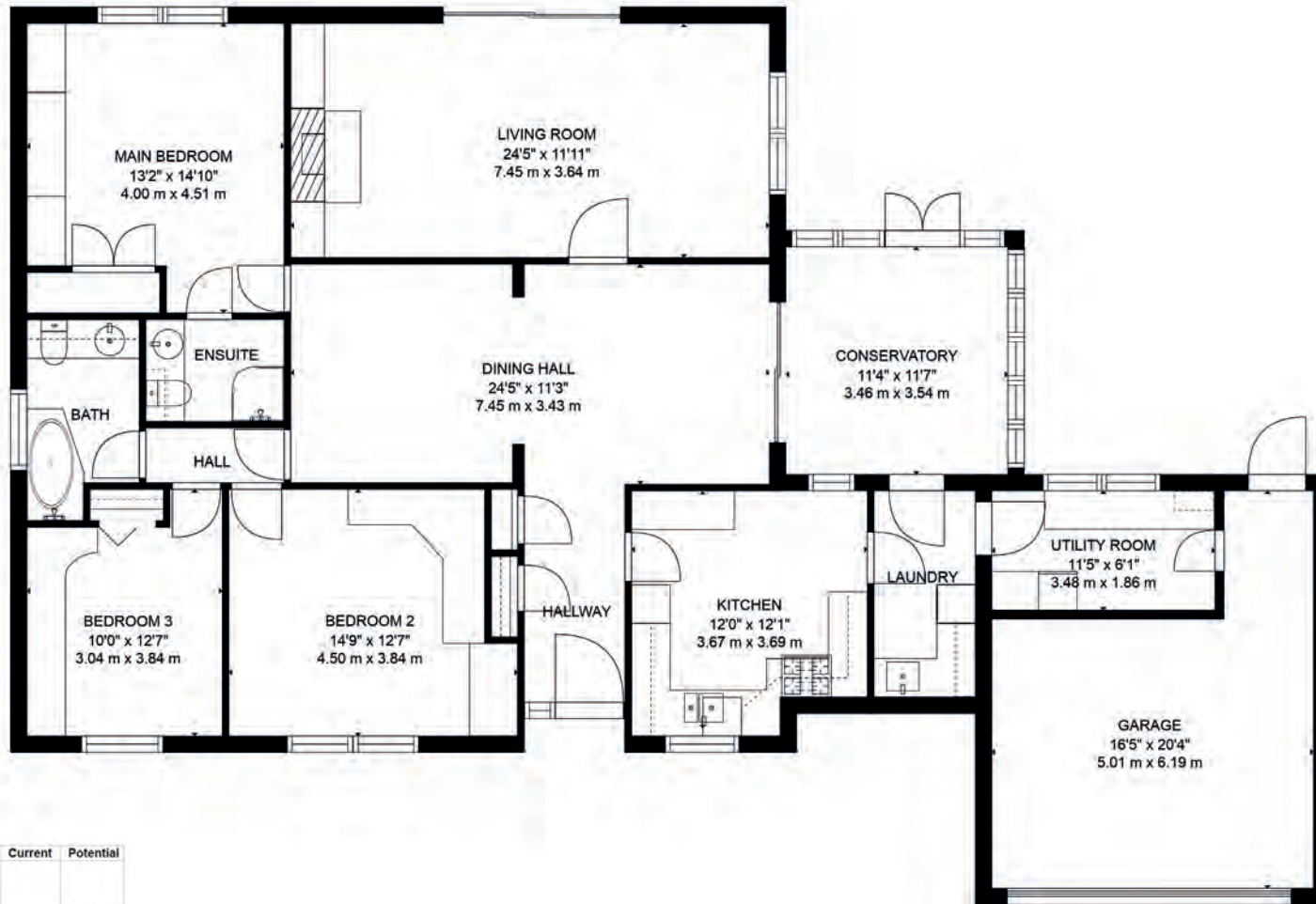
Directions

Location - If heading out of Leamington town centre on the A452 towards Kenilworth turn right at Gables House and bear left on the driveway (signed Residents Parking) and continue up the drive until you see the house at the end on the left-hand side.

What3Words - www.what3words.com ///clap.rust.hello

Offers over £700,000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA
 FLOOR 1: 1557 sq. ft, 145 m², EXCLUDED AREAS:
 CONSERVATORY: 132 sq. ft, 12 m², GARAGE: 256 sq. ft, 24 m²
 TOTAL: 1557 sq. ft, 145 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 23.05.2023





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*



SARAH GARLAND PARTNER AGENT

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Sarah has previously owned a very well-known and successful independent bespoke estate agency business covering the Warwickshire area. She is a well known and respected local estate agent with a passion for property and delivering exceptional service with her knowledge, experience, and skill. She is dedicated, enthusiastic and hardworking and believes in achieving the best possible price and results for her clients and prides herself in going the extra mile to deliver the best customer service and helping people to achieve their moving objectives. As a result of this you may start as a client but end up as a friend! She has decided to join Fine and Country for the greater support, marketing, and exposure of the international global network to help source buyers for her sellers and is already seeing the benefits of this partnership. Sarah has grown up in Leamington Spa and lived in Florida for several years to return to Leamington Spa and lives with her partner and son and two cats in a village just outside Warwick. In her spare time, she enjoys travelling, skiing and scuba diving and supports the Fine & Country Foundation, helping the homeless and less fortunate.



ANGELA PITT PARTNER AGENT

Fine & Country Leamington Spa
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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.

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.

Visit fineandcountry.com/uk/foundation

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