



Bryansford
38 Lillington Road | Leamington Spa | Warwickshire | CV32 5YZ

STEP INSIDE

38 Lillington Road

Bryansford is a beautiful double fronted Victorian townhouse with generous versatile accommodation, offering over 4,800sq. ft. of living space. The property offers five reception rooms, seven bedrooms and two bathrooms. It is tastefully finished both internally and externally with a wonderful, private rear garden. Located in a very convenient position within easy walking distance of Leamington town centre, this large family home has flexible accommodation arranged over three floors plus a cellar. There are plenty of character features throughout including high ceilings, deep skirting boards, ceiling roses, cornicing, architraves and a total of eleven fireplaces.

Ground Floor

Through a beautiful stained glass doorway you step into this wonderful home where a spacious hallway offers wooden flooring, high skirting, and ornate cornicing and a beautiful ornate wooden staircase. To the right is a generous open plan sitting/drawing room featuring large sash windows, continued high skirting, ornate cornicing, wooden flooring, and feature marble fireplace with an open fire. To the left is a large dining room with sash windows to the front and side of the property again with high skirting, ornate cornicing, wooden flooring, ornate fireplace, and a beautiful ceiling rose. To the rear of the ground floor is a second hallway giving access to the garden, a second staircase to the first floor, a guest cloakroom, stairs to the lower ground floor, and the family room which is conveniently located just off the kitchen/breakfast room.

The Harvey Jones kitchen features a Rangemaster cooker, ceramic sink with waste disposal, granite worktops, and an archway leading into the breakfast room, and the wonderful garden room providing lots of light to the rear of the property and double doors leading out to the garden.

Lower Ground Floor

The lower ground floor is approximately 1,000 sq. ft. and has plenty of potential, offering two large rooms currently used for storage and a boiler room.

First Floor

From the elegant staircase on the ground floor or the separate staircase in the hall at the rear of the ground floor you can access the split-level first floor which gives access to two generous double bedrooms at the front of the property, with an adjacent dressing room to the principal bedroom, and three further bedrooms, a large family bathroom with walk-in shower and a separate w/c at the rear of the property.

Second Floor

The second floor is accessed by a continuation of the ornate main staircase leading you to two further bedrooms, a shower room, and a utility room.













Outside

The wonderfully private east-facing walled rear garden is surrounded by mature trees and shrubs and can be accessed from the garden room or rear hallway as well as a gate at the side of the property. The garden is mainly laid to lawn and features two terraces including one at the far end of the garden. There is a useful detached brick outbuilding with electricity and a side gate leading to the front of the property. A gated driveway at the front of the property provides parking for up to two cars and further parking is available close by on Wathen Road (unrestricted).





LOCATION

Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire. Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of nineteenth-century planning can still be found in and around the town. In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. A 2018 Rightmove survey recognised Leamington Spa as the happiest place to live in the UK. 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. Leamington town centre has a great choice of high street and boutique shops, restaurants, cafes, and bars, offering a unique shopping, dining, and cultural experience. Leamington railway station has fast services to London and Birmingham. Its central position makes Leamington Spa an ideal location for commuting to the rest of the UK with easy access to M40, M42, M1 and M6. Birmingham International Airport is just 15 miles away. 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





Services, Utilities & Property Information

Utilities - The property has mains water, sewerage and electricity supply and gas fired central heating.
Mobile Phone Coverage - 3G and 4G mobile signal is available in the area; we advise you to check with your provider.

Broadband Availability – FTTC Ultrafast Broadband Speed is available in the area; we advise you check with your current provider.

Local Authority - Warwick District Council

Tenure: Freehold | EPC: E | Tax Band: G

Notes - The property is situated in a conservation area.

Directions - Postcode: CV32 5YZ / what3words: /policy.played.vibes

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07540 649103

Website

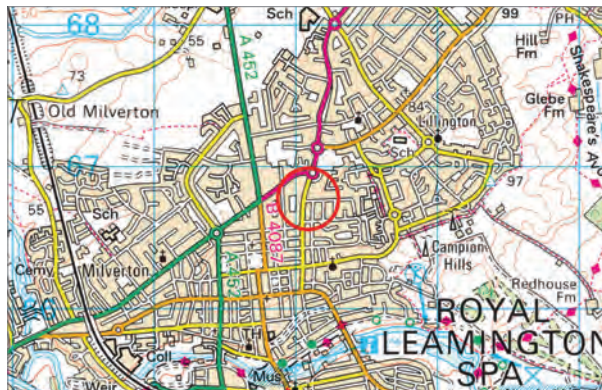
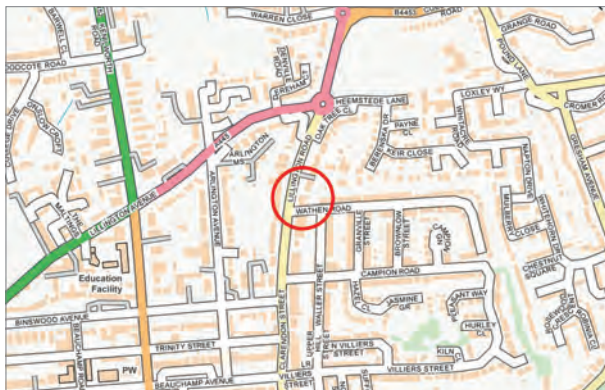
For more information visit <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday By appointment only



Approximate Gross Internal Area
 Cellar = 93.00 sq m / 1001 sq ft
 Ground Floor = 161.00 sq m / 1740 sq ft
 First Floor = 148.00 sq m / 1590 sq ft
 Second Floor = 36.00 sq m / 385 sq ft
 Outbuilding = 15.00 sq m / 166 sq ft
 Total Area = 453.00 sq m / 4882 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Guide price £1,340,000

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 27.03.2025





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