



29 Acacia Road
Leamington Spa | Warwickshire | CV32 6EF

STEP INSIDE

29 Acacia Road

This charming Chain free Edwardian property has been beautifully presented by its current owners. Offering four double bedrooms, two bathrooms, two W/Cs and three reception rooms along with a fabulous well stocked kitchen dining room all incorporating many period features. Outside there is a delightful south easterly facing rear garden and garage. Being located in the highly sought after Milverton area of North Leamington this wonderful home must be seen to be appreciated.

Ground floor

A lovely arched porch gives access to a stunning stained glass front door with side panels opening into a light and airy entrance hall. To your left looking out to the front is a beautiful and tastefully decorated bay fronted living room with feature fireplace, revealed wood floor, high ceilings, deep skirting, cornicing and dado rail. Continuing through is a lovely dining room with further period features and French doors opening out to the rear patio. To the rear of the ground floor is a lovely, spacious kitchen dining room holding country shaker style units and a Rangemaster. Windows and French doors onto the rear patio allow an abundance of light into this fantastic space. There is also a w/c at the end of the kitchen dining room.

Lower ground floor

Descending from the main entrance hall, a set of stairs leads to the fully-tanked lower ground floor. Here, you'll discover a utility room adorned with modern units and a stylish quartz worktop. Adjacent to it, there is a delightful TV room that holds the potential to be transformed into either a gym or a home office, catering to your personal needs and preferences.

First floor

Stairs rise from the entrance hall rise to the light and airy well-presented first floor bedroom accommodation. To the front is a stunning main bedroom with built-in wardrobes and ensuite bathroom holding standalone bath, shower cubicle, toilet, and sink. There are two further double bedrooms on this floor which share the family bathroom holding bath with shower above, sink, and toilet.

Second floor

From the first floor landing stairs rise to the second floor which offers a fourth double bedroom, again beautifully presented with built-in storage and a washroom.

Outside

A red gravel path flanked by a lovely flower garden takes you to the front door of this delightful home.

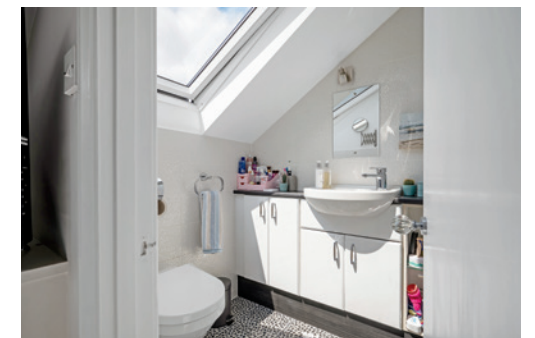
To the rear is a wonderful and private garden mainly laid to lawn with well-stocked pretty borders and side access via a gate across a red gravel path. There is a good sized slate paved patio perfect for alfresco dining under a pergola with electric awning. At the bottom of the garden is a raised decked area and steps down to a single garage alongside a gate out to the rear street.













LOCATION

Acacia Road is situated in the highly desirable Milverton area of North Leamington Spa, a highly sought after residential area renowned for its excellent schooling. It is ideally located between the town centres of Leamington & Warwick. Just recently in spring 2023 the town was named as the best places to live in the midlands and continues to be featured in the Sunday times best places to live in the UK most years.

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. 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.







Property Information

Services - The property is believed to be connected to mains water, electricity, gas, and drainage.

Mobile Phone Coverage - 4G and 5G mobile phone signal is available in the area; we advise you to check with your current provider.

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

Local Authority - Warwick

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

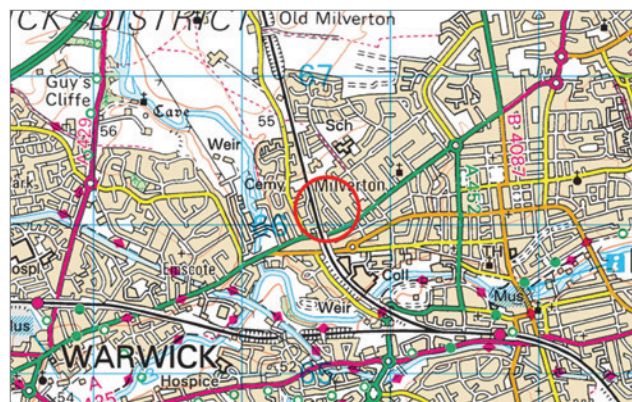
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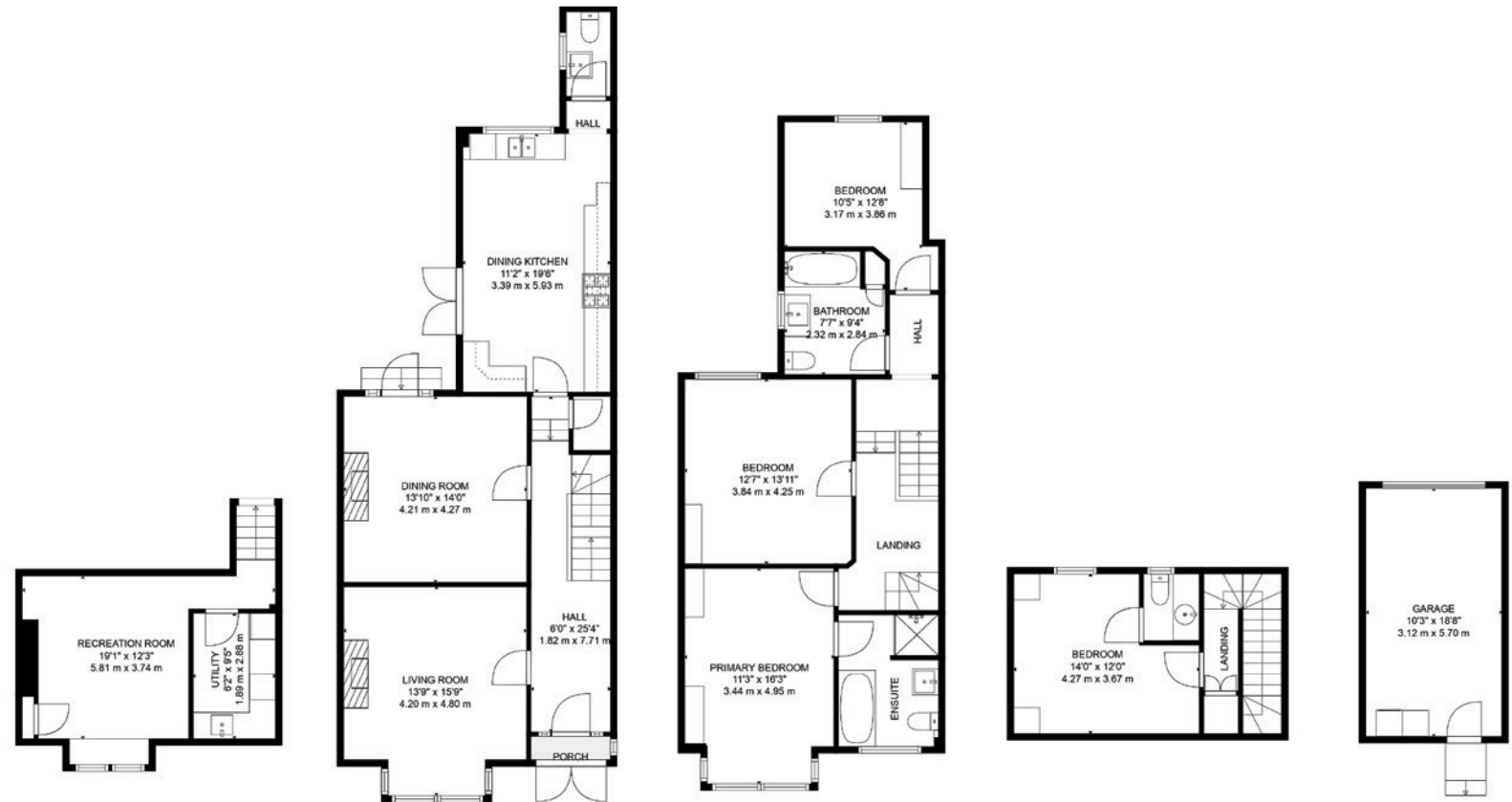
For more information visit www.fineandcountry.com/uk/Leamington-Spa

Directions

Head north on the Parade and at the end turn left onto Clarendon Avenue, continue on Clarendon Avenue to the end. Turn left onto Clarendon place and immediately turn right onto Beauchamp Hill.

Continue on Beauchamp Hill and take your third right onto Strathearn road. Turn left onto Rugby Road and continue past the shops on your left and the third right will be Acacia Road and 29 will be a short distance up on your left.





LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

GARAGE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA
 LOWER GROUND FLOOR: 262 sq. ft, 24 m², GARAGE: 68 sq. ft, 6 m²
 GROUND FLOOR : 1028 sq. ft, 96 m², FIRST FLOOR : 767 sq. ft, 71 m²
 SECOND FLOOR : 243 sq. ft, 23 m², EXCLUDED AREAS:
 GARAGE: 192 sq. ft, 18 m², PORCH: 11 sq. ft, 1 m²
 TOTAL: 2368 sq. ft, 220 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

£ 900,000



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. Copyright © 2023 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 14.08.2024





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