



The Spinney  
Weston Under Wetherley | Leamington Spa | Warwickshire | CV33 9BT



# STEP INSIDE

## The Spinney

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The Spinney is a stunning and substantial property in a beautiful and convenient location. Occupying a generous plot of over  $\frac{3}{4}$  of an acre, the main house offers six double bedrooms, five bathrooms, and generous, versatile living accommodation. This fabulous home also benefits from a fantastic one-bedroom annex, one-bedroom lodge, and wonderful landscaped gardens with a feature pond. Offering stunning views into the north Leamington countryside and only a ten-minute drive to the town centre, this amazing home must be seen to be appreciated.

### Main House Ground floor

A generous entrance hall gives access to the expansive ground floor living accommodation which consists of a large sitting room on the right wing featuring a bay window looking out to the front and French doors opening out to the rear garden. The left wing holds a stunning open plan kitchen dining room with shaker style kitchen units and quartz worktops, there are French doors out to the side of the property. From the dining room, you can access a lovely garden room which gives access to the rear garden, and from the kitchen you can access a good-sized utility room with side access to the gardens and driveway. The entrance hall holds a useful study area looking out to the rear and cloak cupboard next to the staircase which takes you up to the bedroom accommodation.

### First floor

The first floor offers four good sized double bedrooms, two of which are serviced by a lovely family bathroom incorporating bath, separate shower, sink, and toilet. There is a larger double bedroom with an ensuite shower room holding a double shower cubicle, sink, and toilet. The main bedroom has a fantastic balcony where you can sit out and enjoy the wonderful views as well as a Juliet balcony and stairs up to a fabulous ensuite shower room.

### Second floor

From the landing on the first-floor stairs take you to the second floor bedroom accommodation where you will find two further generous double bedrooms, both benefitting from convenient ensuite shower rooms.

















### Annex

The brick-built annex is fantastic and offers over 700 sq. ft. of living space including a spacious kitchen dining living room on the ground floor with a set of bi-folding doors and two sets of French doors, one of which opens out onto your own private garden. Upstairs there is a sizable double bedroom and bathroom incorporating bath with shower above, sink, and toilet.

### Lodge

There is a superb one double bedroom lodge, which is perfect for family and friends. It holds a kitchen, dining, living area, wet room with toilet and shower, and a double bedroom.







## Outside

Accessed via a pretty country lane and through cast iron gates you have a large granite-stoned driveway providing parking for a dozen vehicles. To the right side of the front, there is a timber office and shed. To the right you will also see the fabulous pond with various seating areas, bridges over the pond, a manmade bank, a large timber bar with seating, and a lovely retreat area where you can relax and unwind or enjoy a barbecue with family and friends.







# LOCATION

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The Spinney is located in a beautiful spot just outside the village of Weston Under Wetherley and is only a ten-minute drive to Leamington Spa.

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. 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.









### Property notes

Services - All main services are believed to be connected to the property including gas, electric, telephone, broadband, mains water, and drainage.

Mobile phone coverage – 4G and 5G mobile phone coverage is available in the area – we advise you to check with your current provider.

Broadband availability – FTTP Ultrafast Full Fibre Broadband is available in the area with maximum download speeds of 1800 Mbps and maximum upload speeds of 120 Mbps. We advise you to check with your current provider.

Local Authority - Warwick District Council

Construction Type - Standard construction – Brick and Tiles

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

### Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01926 455950.

Website For more information visit [www.fineandcountry.com/uk/Leamington-Spa](http://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

The postcode is CV33 9BT. What3Words:///clean.weds.mandolin

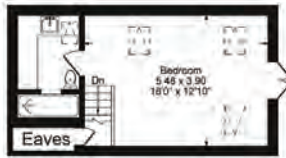




Approximate Gross Internal Area  
 Main House = 285.50 sq m / 3073 sq ft  
 Annexe = 66.56 sq m / 716 sq ft  
 The Lodge = 32.67 sq m / 352 sq ft  
 Bar = 18.38 sq m / 198 sq ft  
 Total Area = 403.11 sq m / 4339 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Annexe Ground Floor



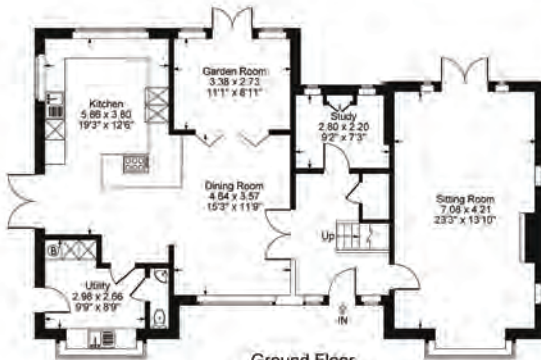
Annexe First Floor



The Lodge



Outbuilding



Ground Floor



First Floor



Second Floor

## Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Guide price £1,500,000

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. For a free valuation, contact the numbers listed on the brochure. 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 30.09.2024







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*follow Fine & Country Leamington Spa on*



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