



West Lodge
142 Myton Road | Warwick | CV34 6PR

STEP INSIDE

West Lodge

West Lodge is a substantial 6-bedroom family home offering just over 3,600 sq. ft. of flexible living accommodation and benefitting from an attached self-contained ground floor guest suite/annexe as well as a beautifully landscaped rear garden with a heated outdoor pool. Situated on the highly sought-after Myton Road, the property is conveniently located, with both Warwick and Leamington town centres within easy reach as well as excellent local schools, including Warwick, Myton and Kings High just minutes away. No chain.

Accommodation Overview

This spacious family home has been extended by the current owners and offers just over 3,600 sq.ft. of accommodation. With a family room, a snug, a fully fitted home office, a large kitchen, and a stunning living/dining room opening out into the garden, the downstairs space is very flexible. Upstairs, there are four bedrooms, two of them en-suite, and a family bathroom. Additionally, an attached self-contained ground floor annexe/guest suite offers further accommodation with its own private entrance, a kitchen, a bed/sitting room, as well as another double bedroom and bathroom. This additional space offers many possibilities, whether for guest accommodation, home working, a home gym, or multi-generational living. Outside, the property features a mature lawned rear garden with a paved dining terrace, covered dining area, and a heated outdoor swimming pool with a retractable cover. There is parking for several vehicles on the large driveway as well as a garage and E.V. charging point.





Ground Floor

Upon entering through the front door you arrive in the hallway which leads through to the kitchen and living/dining room as well as the family room and snug. There is a guest cloakroom with w.c. and vanity unit with wash hand basin as well as an under-stairs cupboard providing useful storage.

Off the hallway and next to the kitchen is undoubtedly one of the best features of this home, the stunning open plan living/dining room, which is perfect for entertaining and relaxing. This space really has the wow factor and is beautifully light and airy, having a roof lantern above the dining area and wall-to-wall bi-fold doors opening out onto the patio terrace, bringing the outdoors in and looking out over the garden beyond. A cosy lounge to one end features an original brick fireplace with a living flame gas fire, creating a lovely place to unwind in the evenings.

A generously sized room off the living/dining room is being used by the current owners as an office, which has been fitted out to a high standard with plenty of built-in storage cupboards and shelving, and two workstations. This is a lovely space to work with plenty of light flooding in from the roof light above and windows overlooking the rear garden.

The large kitchen off the living/dining room has been recently updated by In Toto Kitchens, with soft grey cupboards paired with black Quartz worktops. A central island with a breakfast bar is ideal for informal dining. Integrated appliances include a fridge/freezer, a Bosch fan assisted oven and microwave and a NEFF ceramic hob. The Blanco sink has an integrated Clearwater Magus boiling water tap. Sliding patio doors lead out onto the garden. The kitchen is accessible from the hallway, living/dining room, family room and utility area. A separate utility room off the kitchen has plumbing for two washing machines and a tumble dryer and also has a sink.

The ground floor also encompasses two additional reception rooms, offering flexible living space; a family room accessed directly from the entrance hall and kitchen, and a generously sized snug; a quiet sitting room in which to relax.





First Floor

On this floor you will find three double bedrooms, two with en-suite bathrooms, as well as a further single bedroom and family bathroom.

The main bedroom is a lovely light room, being dual aspect and overlooking the garden to the rear. There is a range of built-in furniture including wardrobes, a dressing table, chest of drawers, bedside tables, and headboard suitable for a Super King Bed. An en-suite bathroom features a wall-mounted vanity unit with wash hand basin, a shower, and w.c.

Bedroom two, a double, is also a lovely bright dual aspect room overlooking the garden to the rear. It features a built-in wardrobe and en-suite bathroom with a wall-mounted vanity unit with wash hand basin, a heated towel rail, shower, and w.c.

Bedroom three, another double overlooks the rear garden and has built-in wardrobes and storage cupboards as well as a dressing table.

The smaller fourth bedroom at the front of the property features built in wardrobes and storage, and a dressing table.

The family bathroom overlooks the garden and features a corner jacuzzi-style bath, shower cubicle, and a wall-mounted vanity unit with wash hand basin.





Annexe/Guest Suite

Accessed via the utility room or via a separate private entrance to the side, the annexe/ guest suite provides additional ground floor accommodation with access into the garden. Featuring a separate kitchen with integrated oven and microwave, as well as a versatile L-shaped living/bedroom area with doors leading out to the garden. A double bedroom with built-in wardrobe and shower room completes this space. This versatile space offers many possibilities, for guest accommodation, home working or multi-generational living.

Outside

West Lodge sits in a generous plot of almost an acre, with a beautifully mature landscaped garden to the rear complete with a heated outdoor pool with sliding cover as well as several terraces in which to enjoy the garden, one of which is covered. The main patio terrace has a retractable awning providing shade in the summer months. A convenient large in/out driveway offers parking for several vehicles and additionally there is a generously sized garage with an electrically operated door as well as a Zappi E.V. car charging point.

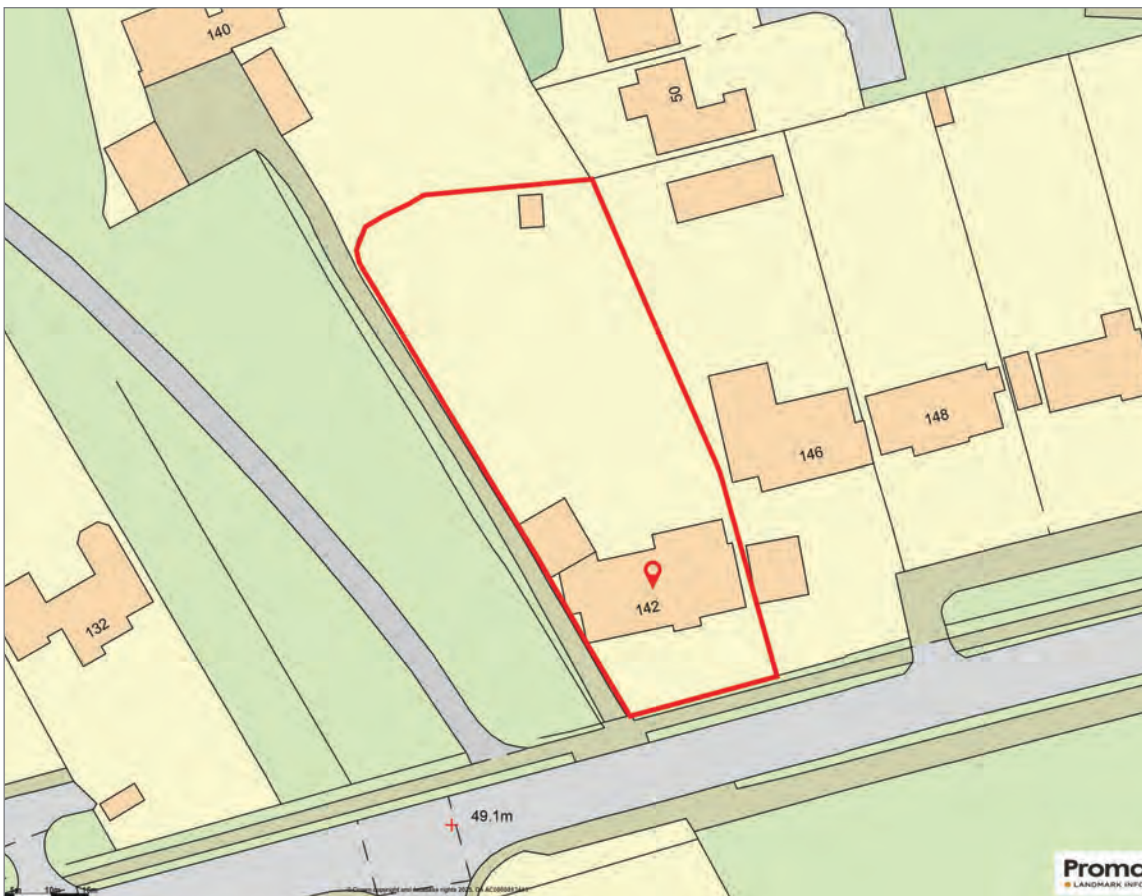




LOCATION

Situated on Myton Road in Warwick the property is close to historic Warwick Castle as well as Warwick Boat Club, one of the country's most picturesque tennis, squash, bowls, and rowing clubs. The town of Warwick and nearby Royal Leamington Spa offer an excellent array of shops, bars, restaurants, and leisure facilities. Schooling, both state and private is within walking distance, with Myton, Warwick Prep, Warwick School, and Kings High also close by. Access to the Midlands motorway network is also within easy reach with nearby M40 (junction 12) and M42 with access to the M1, M6, Birmingham International Airport and Birmingham NEC. The rail link to Birmingham and London Marylebone is conveniently close with either Warwick Parkway or Leamington Spa station a short drive away..





Services, Utilities & Property Information

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

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

Broadband Availability - FTTC Superfast Broadband is available in the area - we advise you to check with your chosen provider.

Tenure – Freehold

Directions

Postcode: CV34 6PR / what3words: ///deputy.racks.successes

Local Authority: Warwick District Council

Council Tax Band: G

Viewing Arrangements

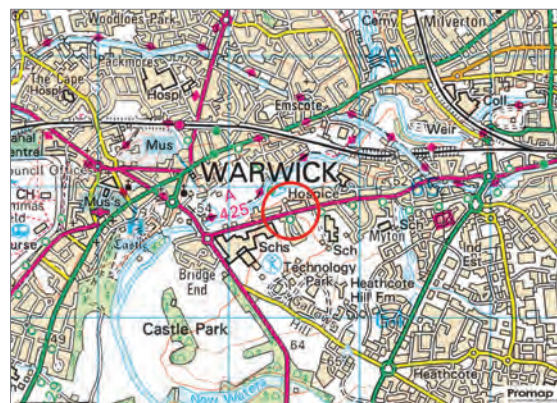
Strictly via the vendors sole agents Fine & Country on 01926 455950.

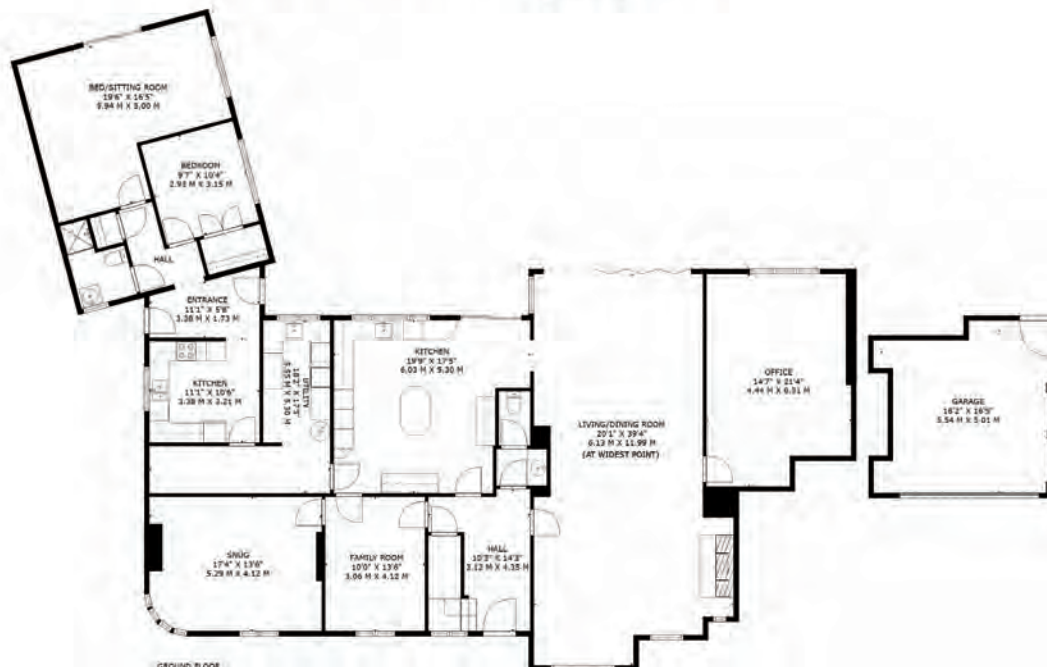
Website

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





TOTAL: 3611 sq. ft, 335 m²
GROUND FLOOR : 2736 sq. ft, 254 m², FIRST FLOOR : 875 sq. ft, 81 m²
EXCLUDED AREAS: GARAGE: 277 sq. ft, 26 m², LOW CEILING: 32 sq. ft, 2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	73 C
39-54	E		
21-38	F		
1-20	G		

Property Redress



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 © 2025 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 11.04.2025

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