



66 Upper Holly Walk
Leamington Spa | Warwickshire | CV32 4JL

FINE & COUNTRY

66 UPPER HOLLY WALK



One of the finest detached Villa's to come to market on the highly desirable Upper Holly Walk in Leamington Spa, this substantial Villa has been modernised to an extremely high standard and offers versatile accommodation of generous proportions.



KEY FEATURES

Ground Floor

The grand entrance hallway offers a glimpse of the space and grandeur offered within this impressive residence. Beautiful period features such as intricate cornicing, ceiling roses and wood panelling have been combined with modern luxurious finishings such as, hard wood herringbone flooring, which continues throughout the ground floor, and modern chandelier lighting creating a warm and inviting space.

The sitting room is a very generous sized room with a large bay window flooding the room with natural light, shutters in keeping with the age and style of the property and beautifully intricate ceiling roses and cornicing. Beautifully presented this room combines period features with modern luxury and comforts and is ideal for relaxing on an evening in front of the wood burning stove.

The substantial drawing room and dining room are divided by pocket doors which can be opened to create an amazing open space perfect for hosting large gatherings with full length windows at both the front and rear flooding the space with natural light. Both the drawing room and dining room benefit from their own wood burning stoves and are again decorated to a high standard. The drawing room is currently used as a substantial home office with sufficient space for four workstations and the dining room has ample room to comfortably seat at least 10-12 diners.

Stairs from the entrance hall lead down to a stunning open plan kitchen, dining and living room with bifold doors leading out to the terrace and garden beyond. The beautiful shaker style kitchen features a large central island with breakfast bar seating, double ovens with gas hob above and everything you would expect from a modern family kitchen. This fantastic space is perfect for entertaining family and friends and seamlessly leads out via bifold doors to the amazing outside entertaining space.

The ground floor also benefits from a generous sized boot room with built in storage and a downstairs w/c.

Lower Ground Floor

Stairs continuing down from the kitchen lead to the lower ground floor which gives access to a laundry room, two large storerooms, a generous sized gym and a substantial workshop with w/c and French doors leading out to a private terrace and stairs leading up to the rear garden.











KEY FEATURES

First Floor

The grand central staircase from the entrance hall leads to a large galleried landing on the first floor giving access to three bedrooms.

The first bedroom is of a very generous size, featuring a large bay window, ample space for a seating area and a large ensuite. The ensuite perfectly compliments the boutique hotel quality of the room with wooden panelling, his and hers sinks and a large walk in rain shower.

The second generous sized double bedroom also features a large bay window overlooking the garden to the rear, built in wardrobes and a substantial ensuite with his and her sinks, freestanding bath and a separate double walk-in shower.

The third bedroom is a generous sized single room with built in wardrobes ideal for a nursery, children's bedroom or as a home office.

Second Floor

The central staircase continues to rise to the second floor where it gives access to two further generous sized double bedrooms both with ensuite and walk in wardrobes.













KEY FEATURES

Outside

Iron gates lead through to an immaculately presented driveway with ample parking for six plus vehicles and a detached double garage.

A side gate leads via a stone pathway to the substantial rear garden which can also be accessed from the workshop on the lower ground floor, the main entrance hall and via bifold doors in the kitchen.

This beautifully presented rear garden is perfect for entertaining on the large wrap around terrace with garden room ideal for enjoying alfresco dining all year round.

Immaculately presented lawns and well stocked flower beds and borders then lead to a further decked seating area at the rear of the garden. These along with the terrace off the workshop on the lower ground floor provide an array of seating areas to choose from and mature trees provide privacy and tranquillity.









LOCAL AREA

Upper Holly Walk is one of Royal Leamington Spa's most desirable streets, within walking distance of the Parade, excellent schools nearby and with easy access to the town's magnificent Jephson Gardens. This Victorian Park has a tropical, botanical greenhouse, "The Glass House"; there is a restaurant, coffee shop, a lake, fountains, and statues and it runs alongside the River Leam. The Newbold Comyn 300-acre country park is also close by.

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.

For those wishing to commute, Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in approximately twenty-six minutes.



INFORMATION

Services, Utilities & Property Information

Utilities - The property is believed to be connected to mains gas, electricity, water, drainage and has underfloor heating and double-glazed windows throughout.

Mobile Phone Coverage - 4G and 5G 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 to check with your provider

Freehold | Council Tax Band: F | EPC - C

Local Authority: Warwick District Council

Listed Building Status - None

Property Type - Detached

Construction Type - Standard Brick

Directions - Postcode: CV32 4JL / what3words: ///loves.photos.tunes

Viewing Arrangements

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

Website

For more information visit F&C <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





The Property
Ombudsman



Score	Energy rating	Current	Potential
92+	A		
91-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. Whilst we carry out our due diligence on a property before it is launched on 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. Printed 24.10.2025

FINE & COUNTRY



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*



JAMES PRATT
PARTNER AGENT

Fine & Country Leamington Spa
07540 649103
james.pratt@fineandcountry.com

James joined Fine & Country Leamington Spa in 2016 and has been involved in the property industry for almost 20 years. He has used all of his varied property knowledge and expertise to become one of the few go to Agents in the area. James has lived in Leamington all of his life and knows the town and its surrounding areas inside out. Outside of work James enjoys spending time with his family and friends, is a keen cyclist and enjoys the outdoors.

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

follow Fine & Country Leamington Spa on



Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, CV32 5AA
01926 455950 | leamington@fineandcountry.com

