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Kentmere House, 2a, Union Road, Leamington Spa

O.I.R.O £1,175,000



An elegant five bedroomed period townhouse, conveniently sited in this highly regarded part of North West Leamington, with spacious and flexible accommodation over four levels, large rear garden and off road parking.

Briefly Comprising;

Recessed porch, entrance hallway, large square sitting room with circular bay to rear, large dining room, bay window to front, breakfast kitchen, utility, shower room, side entrance and office, utility and enclosed rear passage. First floor landing with master bedroom with ensuite shower room, two further double bedrooms, white fitted bathroom with roll top bath and separate shower cubicle, separate WC with period fittings. Second floor landing with two further bedrooms. Converted basement with large gym/studio room, additional store room and toilet. Off road parking, front garden, large walled, lawned and patioed rear garden.

Kentmere House

Is a rare opportunity to acquire a sizeable family home with off road parking and large garden within easy reach of the Parade, sat in this popular and convenient part of North Leamington.

With flexible living laid out over four levels, offering further scope for updating and improvement to the new buyers requirements.

To the side of the property there is a side extension providing office space/treatment room and independent access leading down to the converted basement. With further store room, toilet and large converted basement/gym space. It is currently being enjoyed and used by our Vendors in connection with their business and is run as treatment room and Pilates studio. However, we understand the consent for this expires upon our current client's end of ownership. We do, however, feel there is possibility for the space could be easily incorporated into the family

home to create additional living and work from home possibilities. Buyers would need to make their own enquiries via their own Planning advisers and/or the Planning Department at Warwick District Council to see what uses could be retained in their occupation.

Kentmere House has an interesting history with parts of both 2 and 2A forming the rear portion of Comber House located on the corner of Warwick Place and Union Road. In circa 1911 plans were submitted to turn Comber House from one dwelling into three and Edwardian frontages were added to this rear wing in order to create two properties on Union Road. The agents have a note of further history available upon request.

The Property

Is approached via block paved driveway which in turn leads to...

Recessed Entrance Porch

With period part obscure multi pane glazed door with glazed window over giving access to...





Entrance Hallway

With staircase rising to first floor, mouldings to ceiling, picture rail, dado rail, radiator, door leading to stairs down to converted basement.

Sitting Room

19'5" into chimney rec x 19'3" into bay (5.92m into chimney rec x 5.87m into bay)

With feature bay window to rear elevation, with multi pane glazed windows and multi pane door leading to steps down to garden, moulded cornicing, picture rail, deep skirting, light points to ceiling, store cupboards and display shelving to chimney recesses, period fireplace surround with inset log burner, radiators.

Dining Room (Front)

12'11" into chimney rec x 17'6" into bay (3.94m into chimney rec x 5.33m into bay)

With timber framed sash windows to bay to front elevation, moulded cornicing, picture rail, radiator, period fireplace, surround, shelving to chimney recess.

Breakfast Kitchen

11'10" red to 7'5" x 20'3" overall (3.61m red to 2.26m x 6.17m overall)
Open plan yet forming two distinctive areas.

Kitchen Area

With a range of painted base units and wall units with working surface, twin sink drainer unit, space and plumbing for dishwasher, inset four point gas hob and stainless fronted oven, cupboard concealing Recently installed boiler, sash window to front elevation.

Breakfast Area

With glazed display cabinet to fireplace recess with mantle over, fixed stripped pine dresser style unit, door leading through to...

Utility

6'8" x 10'5" plus doorway (2.03m x 3.18m plus doorway)
With wall cupboards, working surface, space and plumbing for washing machine, space for tumble dryer, door to shower room, door to front office room and part multi pane glazed door to enclosed rear passage.

Enclosed Rear Passage

11'5" x 15'5" (3.48m x 4.70m)
With light and door to rear, with pull-down ladder to loft storage area.

Shower Room

Fitted with a low level WC, wash hand basin set into vanity cupboard with mono-mixer, corner shower cubicle with Triton T80z electric shower, white splashback tiling, towel rail, Velux double glazed roofline conservation style roof window.

Office/Treatment Room

5'7" x 12'11" (1.70m x 3.94m)
With double glazed sash wooden window to front elevation, radiator.

Side Entrance

With small lobby giving access to the office, stairs with downlighter points above, leading down to the converted basement.

Hallway Area

With access to store room, cloakroom and main room.



Store Room

8'5" max x 8'7" max (2.57m max x 2.62m max)
With downlighter points to ceiling, radiator.

Cloakroom

Fitted with white low level WC, wash hand basin set into vanity cupboard, downlighter points to ceiling, radiator towel rail, extractor.

Converted Basement Gym

22'2" max x 20'8" plus bay rec (6.76m max x 6.30m plus bay rec)
Wall light points to ceiling, radiators, laminate flooring, doorway leading back to staircase to main reception hall of the house, additional multi pane door to small store with decked floor and skylight, wall mounted Dimplex electric panel heater.

First Floor Landing

With dog leg staircase rising thereto, radiator, three steps lead up to...

Master Bedroom

24' max x 15'5" (7.32m max x 4.70m)
With two tall multi pane sash windows to rear elevation, two double radiators, feature period fireplace surround, fitted corner wardrobe with hanging, shelving and high level storage over.

En-Suite Shower Room

Fitted with a modern white suite to comprise; low level WC, pedestal wash hand basin, corner shower cubicle with wall mounted shower and control, white splashback tiling extending to full height of the shower cubicle, downlighter points to ceiling.

Bedroom Two (Front)

13'1" into w'robe x 17'5" into bay (3.99m into w'robe x 5.31m into bay)
With timber framed sash window to bay to front, picture rail, feature period fireplace, radiator, exposed timber flooring, wardrobes to either side of chimney recess with hanging, shelving and high level cupboards over.

Bedroom Three

11'10" x 9'10" max (3.61m x 3.00m max)
With timber framed multi pane sash window to front elevation, radiator, original style fireplace, picture rail.

Family Bathroom

With two sash windows to front elevation, freestanding roll top claw feet bath, low level WC, wash hand basin set into vanity cupboard, corner shower cubicle with wall mounted shower and control, wood panelling, shelved cupboard, radiator, exposed timber flooring.

Separate WC

Fitted with an original period style "Satellus" toilet with high level cistern, obscure timber framed sash window to side elevation, radiator, splashback tiling.

Second Floor Landing

With large landing area, upvc double glazed window to dormer to rear, large landing area.



Bedroom Four

8' exp to 10'6" by window x 13'11" (2.44m exp to 3.20m by window x 4.24m)

With timber framed sash dormer window, feature angled ceiling lines, exposed timber flooring and original fireplace.

Bedroom Five

8'10" max x 14'6" max (2.69m max x 4.42m max)

With timber sash dormer window to front elevation, feature angled ceiling lines, double radiator, period fireplace, shelving to chimney recess.

Outside (Front)

To the front of the property is a large brick block paved driveway, the front garden is surrounded in the main by walling, laid to curved herbaceous planted flower border, slate chippings, log store, paved area for bins.

Outside (Rear)

To the rear of the property is a good sized walled and lawned rear garden, this feels open and large for a property of this nature and location. Immediately to the rear of the Sitting Room are some lovely curved brick steps leading down to a patio area with blue brick edging, pathway leads towards the rear of the garden. The main garden is laid to lawn with herbaceous borders. To the rear of the garden is a small pond and additional paved hardstanding/patio area with glazed timber garden shed with double doors. Outside tap, log store, steps leading up to enclosed rear passage.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

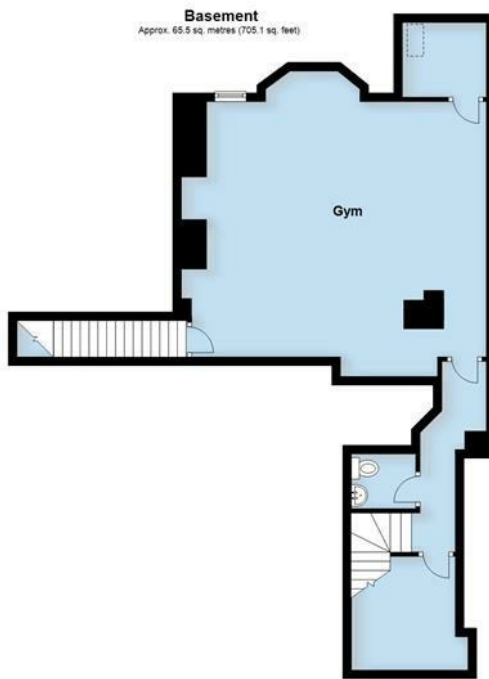
Council Tax Band F.

Location

The property lies a short distance from the agents offices. Continuing to Warwick Place into The Dell and turning right into Union Road. The property is located the second property along on the right hand side.

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Total area: approx. 295.4 sq. metres (3179.9 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL