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RESIDENTIAL

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3, Guys Cliffe Road, Leamington Spa

Price Guide £900,000



A truly unique opportunity to acquire a spectacular end terrace villa of immense style and character, which has been sympathetically modernised to retain much of the property's original character with an exceptionally high level of appointment, providing well proportioned four bedroomed accommodation which features a superb lower ground floor conversion with bespoke living/kitchen, landscaped garden and garage in this highly regarded North Leamington Spa location.

[Guys Cliffe Road](#)

Is a popular and most convenient North Leamington Spa location, comprising many fine period dwellings, being conveniently sited within walking distance of the town centre and an excellent range

of local facilities and amenities including local shops on Rugby Road, schools both public and private for all grades and a variety of recreational facilities including the well known Tennis Club. The location is also convenient for access to the local railway station and has consistently proved to be ever popular.

ehB Residential are pleased to offer 3 Guys Cliffe Road, which is a truly unique opportunity to acquire an exceptionally well modernised, end terrace villa of immense style and character, sympathetically modernised to retain much of the property's original features including skirtings, cornicing, fireplaces and sash windows, yet successfully integrates an exceptionally high level of modern appointment. The bathrooms and magnificent fitted open

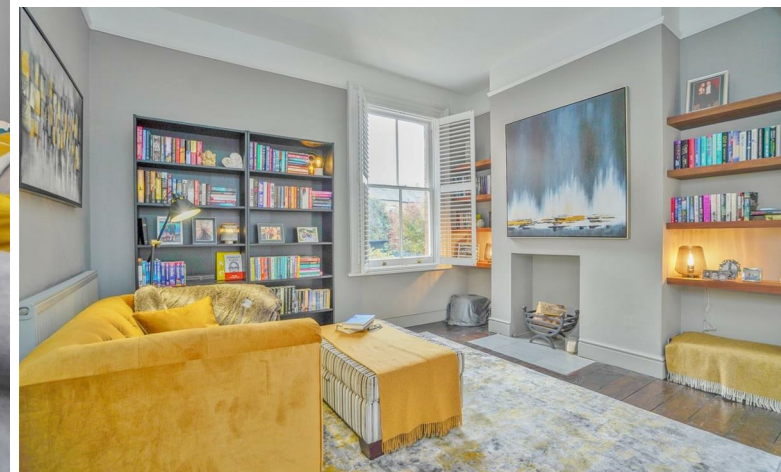
plan lower ground floor living/kitchen being particularly noteworthy.

The property also includes three reception rooms and occupies a particularly pleasant corner position with notable landscaped garden and brick garage. The property has been maintained and improved by the present owners to a quite exceptional standard, and in the agents opinion and represents one of the finest period villas to be offered to the market in recent times. Inspection being essential for the level of accommodation, standard of fitment and general character to be fully appreciated.

In detail the accommodation comprises:-

[Recessed Porch](#)

With timber and glazed panelled entrance door with fanlight over.



Reception Hall

With radiator, coved cornice, original staircase and turned balustrade off, polished wood flooring with staircase with glazed balustrade leading to lower ground floor.

Lounge

16' x 15'4" (4.88m x 4.67m)

With sash bay window with plantation blind, stripped polished timber flooring, wall light points, picture rail, coving to ceiling, fireplace feature with tiled hearth, wood burner and stone mantle, partly open to the...

Sitting Room

13'3 x 11'4" (4.04m x 3.45m)

With fireplace recess, radiator, matching flooring, sash window with plantation blind, alcove with fitted shelves, picture rail.

Ground Floor Guest Bedroom

9'6" x 8'4" (2.90m x 2.54m)

With radiator, downlighters, twin French doors, blinds, leading to rear garden.

En-Suite Shower Room/WC

Being tiled with tiled floor, with shower enclosure, integrated shower unit and glazed screen, downlighters, extractor fan, chrome heated towel rail, vanity unit incorporating wash hand basin with mixer tap and low flush WC.

Staircase from Reception Hall

Natural timber treads, glazed panelled balustrade inset, skirting, LED lighting, leads to...

Lower Ground Floor Cloakroom/WC

With low flush WC with concealed cistern, wash hand basin, inset wall hung vanity unit with mixer tap, tiled splashback, downlighters and extractor fan.

Magnificent Open Plan Living/Kitchen

27'3" max to bay x 19'3 max 13'4 min (8.31m max to bay x 5.87m max 4.06m min)

With under floor heating, downlighters, patio doors to rear garden, comprehensive bespoke fitted kitchen with extensive range of gloss white faced base cupboard and drawer units with complimentary granite work surfaces and returns, matching range of high level cupboards over, twin bowl integrated sink unit with



mirrored splashback, with Quooker multi-function mixer tap and filter tap, built-in dishwasher. Large island unit with marble worktop and Neff five ring ceramic induction hob with ceiling mounted extractor over, integrated breakfast bar, extensive drawer and cupboard units, concealed skirting lights, bay window. Full length range of custom made integrated three quarter height units incorporating Neff Combination oven, fridge freezer and TV recess with drawer unit under.

Utility Room

10'6" x 6'6" (3.20m x 1.98m)

With matching range of base cupboard and drawer units with granite work surfaces, sink unit with flexi-mixer tap, range of full

height cupboards incorporating shelves and boiler cupboard with Vaillant gas fired central heating boiler and programmer, plumbing for automatic washing machine, vented for tumble dryer.

Separate Dining Room

13'3" x 7'9" (4.04m x 2.36m)

With patio doors to rear garden, tiled floor, concealed ceiling light feature.

Stairs and Galleried Landing

With radiators, side sash window and original turned balustrade, leads to the...



Family Bathroom

13'4" x 8'6" (4.06m x 2.59m)

Being Travertine tiled with wall hung vanity unit incorporating two wash hand basins with mixer taps, two chrome heated towel rails, wall hung low flush WC with concealed cistern, sash window with plantation blind, stand alone designer bath with pedestal mixer tap and additional shower attachment, walk in shower enclosure with glazed screen and integrated shower unit, Velux window, extractor fan, downlighters, under floor heating and two wall hung mirrored wall cabinets over vanity unit.

Bedroom

10'10" x 13'1" (3.30m x 3.99m)

With period style cast iron radiator, sash window, alcove with fitted shelves, double built-in wardrobe, hanging rail, shelves.





Bedroom

14' x 11' plus wardrobes (4.27m x 3.35m plus wardrobes)
With sash window, plantation blind, period style cast iron radiator, downlighters, coving to ceiling, four double built-in wardrobes with hanging rail, shelves.

Bedroom

14' x 10' (4.27m x 3.05m)
With double built-in wardrobe with hanging rails and drawers, sash window with plantation blind, radiator, coving to ceiling, downlighters.

Outside

The property occupies a pleasant corner position with railed and

gravelled forecourt, and fully landscaped rear garden with paved patio immediately to the rear of the property, flanked by raised brick flower troughs with integrated seating with steps leading to a shaped lawn, flanked by established flower borders, being walled with pedestrian side access, privacy being retained by established tree with further paved patio area leading to the...

Brick Built Garage

20'6" x 11'1" (6.25m x 3.38m)
With sliding doors, strip light, power point and personal door, useful storage potential within the eaves.

Tenure

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

Services

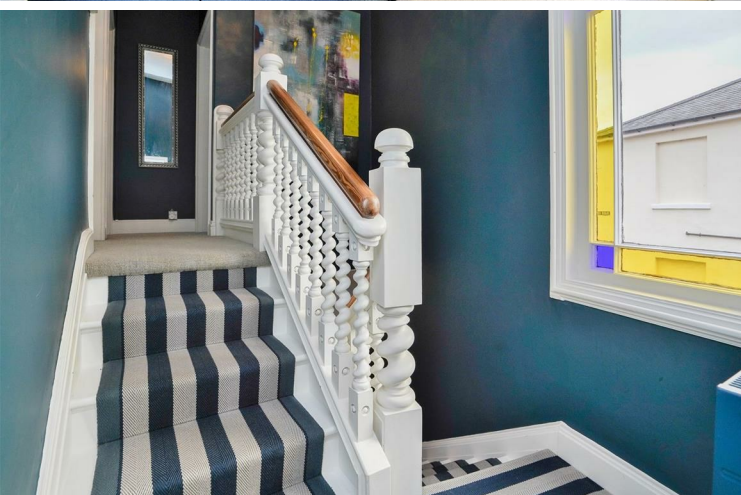
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested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

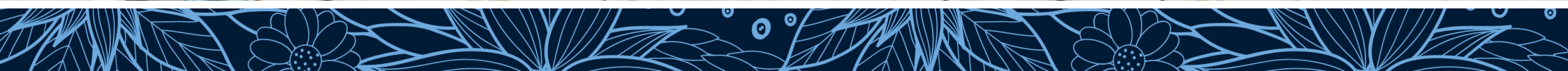
Council Tax

Council Tax Band D.

Location

CV32 5BZ

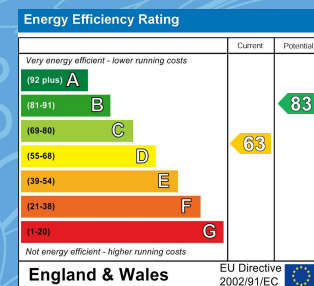




- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com



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

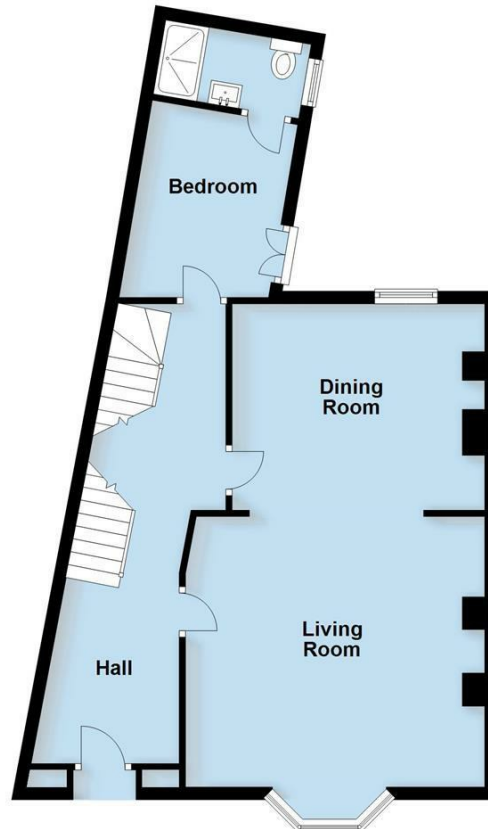
Lower Ground Floor

Approx. 59.8 sq. metres (643.7 sq. feet)



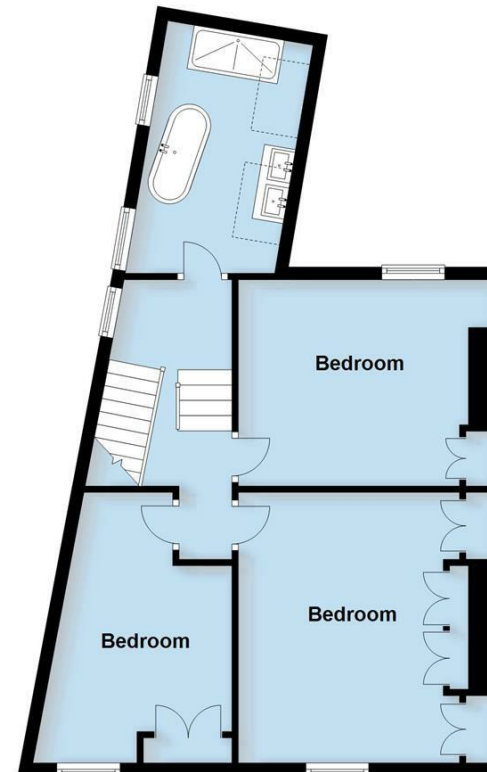
Ground Floor

Approx. 60.9 sq. metres (655.1 sq. feet)



First Floor

Approx. 59.7 sq. metres (642.6 sq. feet)



Total area: approx. 180.4 sq. metres (1941.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact