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Neville House, 9, Union Road, Leamington Spa



NO UPWARD CHAIN. A rare opportunity to acquire a most impressive, detached regency style period residence of immense style and character, providing well-proportioned four bedroom and two bathroom accommodation. Featuring basement conversion. The property has been sympathetically modernised and improved to an exceptionally high standard. Including charming walled garden with off road parking and garage in highly regarding North Leamington Spa location.

[Neville House, 9 Union Road](#)

Is a most impressive detached Regency Period residence of both style and character, which has been subject to sympathetic modernisation and improvement successfully retaining much of the properties original character features with a high level of appointment throughout. The property was believed to have been

originally constructed in the 1860's with much of the modernisation works carried out over the last 15 years. The property contains many notable features of which the converted basement, superbly appointed living/kitchen and period style garden room/dining room, which takes back some of the walled garden, are particularly noteworthy.

The property provides four good sized bedrooms, the master bedroom featuring a travertine tiled en-suite shower room and occupying a particularly pleasant position with walled landscaped garden, off road car parking and garage facility within this highly regarded location. The agents consider internal inspection to be essential for the style, character and level of appointment of this unique property to be fully appreciated.

In detail the accommodation comprises:-

[Porch](#)

With patterned quarry tiled floor, wall light points and timber panelled door leading to the...

[Reception Hall](#)

With polished wood flooring, staircase off, turned balustrade, coved cornice, plantation blind, dado rail, double radiator, built-in custom made twin sized cloaks cupboard and adjoining full height bookcase.

[Lounge/Drawing Room](#)

17'1" x 16'9" (5.21 x 5.11)

With windows to two aspects, one with plantation blinds, including full height sash bay window feature, period style cast iron fireplace with tiled inset open grate and hearth, period style ornamental mantle, coved cornice, custom made bookcase with fitted shelves, base cupboard unit, double radiator and TV point.



Sitting room

14'1" x 12'0" (4.29 x 3.66)

Period cast iron fireplace with tiled inset and hearth, period style mantle, flanked by custom made bookcases with cupboard units under, fitted shelves, windows to two aspects including plantation blind, coved cornice, picture rail and wood flooring.

Comprehensively Fitted Living Kitchen

14' x 15' (4.27m x 4.57m)

With slate tiled floor, extensive down lighters, contemporary style wall mounted tubular radiator, twin French doors and side panels with vertical blinds overlooking the rear garden. Bespoke "Trefurn" fitted kitchen comprising extensive light oak and part painted base cupboard and drawer units with granite work surfaces, stainless steel range with tiled splashback and extractor hood over, integrated

dishwasher, inset sink unit with mixer tap, range of high level cupboards with pelmet lighting under and up lighters over, contemporary style island unit with granite work surface and returns, integrated microwave and fridge.

Dining Room/Garden Room

13'9" x 11'3" (4.19 x 3.43)

With twin French doors flanked by sash windows overlooking the garden, two radiators, oak flooring and paneled pitched ceiling feature with down lighters.

Lower Ground Floor

Staircase with exposed brick wall feature and up lighters leading to...

Games Room/Family Room

16'9" x 13'6" (5.11 x 4.11)

With exposed beams, fire place recess, built-in cupboard, radiator, TV point.

Wine Store

6'0" x 9'6" max 5'1" min (1.83 x 2.90 max 1.57 min)

Shower Room/WC

With high quality shower boarding, shower cubicle with integrated shower unit, low flush WC with concealed cistern and wash hand basin with mixer tap, chrome heated towel rail, spotlights and extractor fan.

Stairs and Landing

With original turned balustrade, dado rail leads to...

Mezzanine Cloakroom/WC

With wash hand basin with mixer tap, tiled splashback, low flush WC, fitted shelves with further stairs leading to...

First Floor Landing

With sash window, dado rail and radiator.



Bedroom Two

14'1" x 8'8" (4.29 x 2.64)

With airing cupboard containing lagged cylinder, immersion heater, gas fired central heating boiler, radiator, plantation blind, picture rail, sash window and alcove with fitted shelves.

Bedroom Three

10'6" x 8' (3.20m x 2.44m)

With radiator, sash window and plantation blind.

Bedroom Four

11'10" x 9'9" (3.61 x 2.97)

With full width range of built-in wardrobes with hanging rails, cupboards over, coving to ceiling, radiator and sash window and plantation blind.

Master Bedroom

13'10" x 13' (4.22m x 3.96m)

With sash windows, plantation blind, period style radiator, coving to ceiling, picture rail, and open to the...

En-Suite Shower Room

With Travertine tiled floor with underfloor heating and wall tiling, over sized shower cubicle with integrated power shower unit, chrome frame shower screen, chrome heated towel rail, custom made vanity unit incorporating wash hand basin with mixer taps, wall light points, full height wall mirror feature and extractor .

Further Mezzanine Landing

Leads to the...



Family Bathroom

6'10" x 6' (2.08m x 1.83m)

With white suite comprising panelled bath with mixer tap and rain head shower over, pedestal basin, splashbacks, low flush WC, chrome heated towel rail.

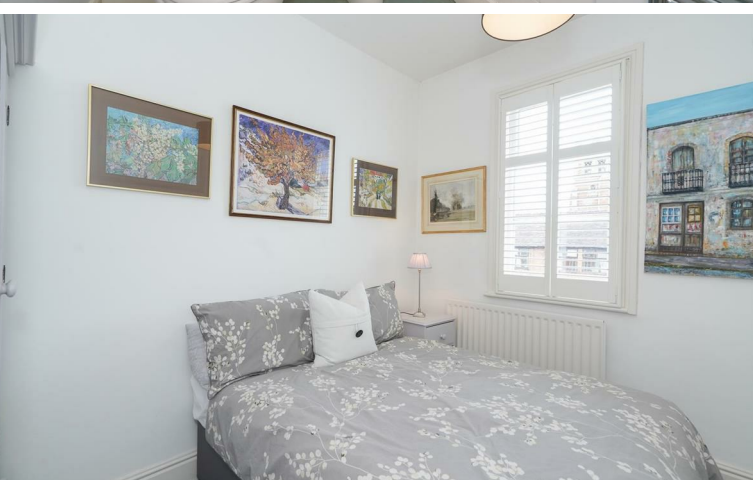
Outside

The property occupies a corner plot, the front garden being pebbled with inset flower borders. There is a good sized walled rear garden, principally laid to lawn with flower borders and established silver birch trees, paved patio and further sun terrace with electric roller doors leading to the drive and car parking facility, courtesy, decorative lighting and outside tap and electrics.

Detached Timber Built Garage

14'3" x 9'9" (4.34 x 2.97)

With electric roller door, electric light and power point.



Parking

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Apr 25).

Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Apr 25).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

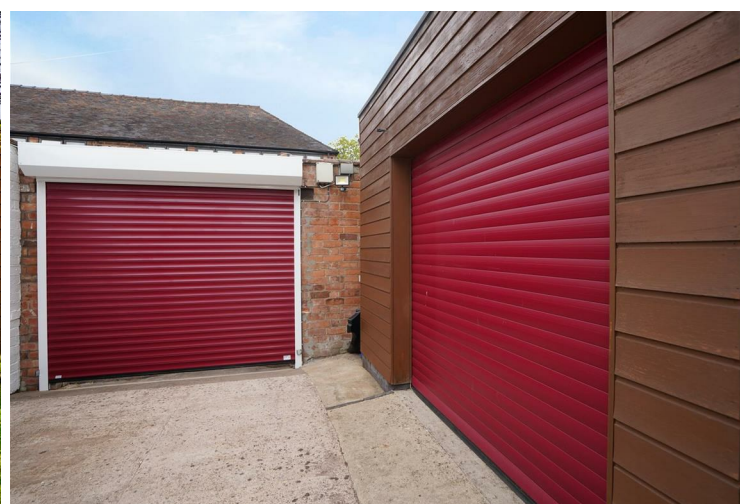
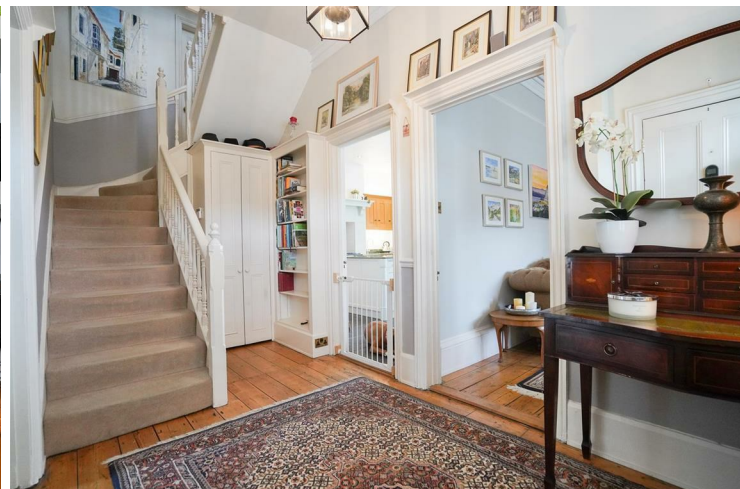
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

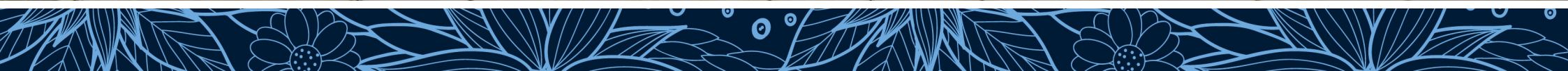
Services

All mains services are believed 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.

Location

Neville House
9 Union Road
Leamington Spa
CV32 5NB





Your Property - Our Business

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

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

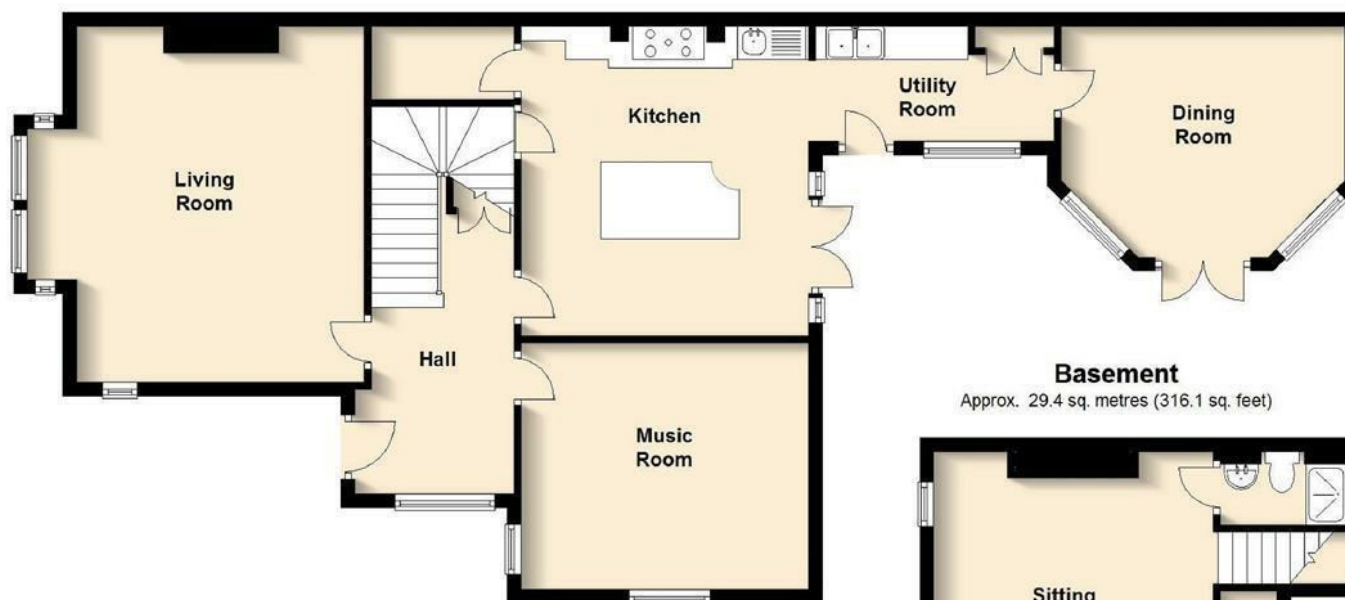
01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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

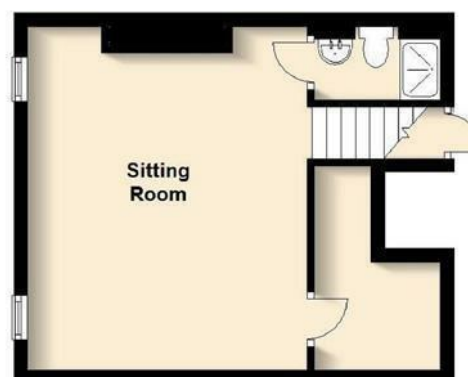
Ground Floor

Approx. 94.5 sq. metres (1017.1 sq. feet)



Basement

Approx. 29.4 sq. metres (316.1 sq. feet)



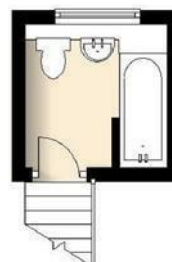
First Floor

Approx. 69.6 sq. metres (748.9 sq. feet)



Second Floor

Approx. 4.4 sq. metres (47.8 sq. feet)



Total area: approx. 197.9 sq. metres (2129.9 sq. feet)