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Mews Cottage, 56a Kenilworth Road, Leamington Spa



An outstanding opportunity to acquire a unique, individually styled, detached family residence of immense character, providing three/four bedroomed accommodation in an unusual backwater setting with mature landscaped gardens of note, in this highly regarded north Leamington Spa location.

[Kenilworth Road](#)

Is a popular north Leamington Spa location comprising many fine individual dwellings, conveniently sited within easy reach of the town centre and an excellent range of facilities and

amenities including shops, schools and a variety of recreational facilities. This particular location has consistently proved to be very popular.

Mews Cottage is situated behind 56 Kenilworth Road, accessed via a private driveway, giving the property a unique secluded position, yet convenient for all amenities.

Believed to have been originally constructed in 1850, Mews Cottage is believed to have been originally constructed as a stable block to the main dwelling

and over the years has been converted to provide spacious, well appointed three/four bedroomed family accommodation which features two good sized reception rooms, well fitted breakfast/kitchen and garden room of note. The beautifully landscaped gardens, principally to the front and side of the property are a notable feature and include ample car parking and a carport. The agents consider inspection of this unique property to be essential for its situation, character, size and gardens to be fully appreciated.





There is significant scope for extension of the property subject to the usual planning permissions and consents.

In detail the accommodation comprises:-

Enclosed Storm Porch

With glazed panelled entrance door, wood effect flooring leading to the...

Entrance Hall

Decorated with dado rail, radiator, wood effect flooring, staircase off, boiler cupboard containing gas fired central heating boiler with fitted shelves.

Cloakroom/WC

With low flush WC with concealed cistern, vanity unit, wash hand basin, half tiled walls and radiator.

Lounge

16'6" x 14'10" (5.03m x 4.52m)

With brick fireplace and hearth, gas real flame effect fire and connection, two radiators, windows to two aspects, wall light points, coving to ceiling.

Conservatory/Garden Room

16'9" x 7' (5.11m x 2.13m)

Being sealed unit double glazed, with tiled floor, wall

light points, twin French doors to rear garden and twin glazed panel connecting doors to the lounge.

Fitted Breakfast Kitchen

13'2" x 10'7" (4.01m x 3.23m)

With extensive range of base cupboards and drawer units, stainless steel door furniture, complementary rolled edge work surfaces, tiled splashbacks, matching range of high level cupboards, concealed pelmet lighting, radiator, built-in double oven, four ring hob unit and extractor hood, built-in fridge freezer, dishwasher, inset single drainer, colour matched one and a half bowl sink unit, good sized pantry with fitted shelves.





Utility Room

9'3" x 6' (2.82m x 1.83m)

With rolled edge work surface, plumbing for automatic washing machine, further appliance space.

Separate Dining Room

15'10" x 9'9" min 15' max (4.83m x 2.97m min 4.57m max)

With two radiators, wall light point.

Stairs and Landing

With turned balustrade, Velux window, radiator.

Bedroom

16'3" x 8' (4.95m x 2.44m)

With double built in wardrobe, hanging rail, shelf, radiator, skylight.

Bedroom

13'3" x 8' (4.04m x 2.44m)

With wash hand basin in vanity unit with mixer tap, tiled splashback, radiator.

Bathroom/WC

10' x 8'8" (3.05m x 2.64m)

With white suite, shower cubicle integrated shower

unit, panelled bath, pedestal basin, low flush WC, double built-in airing cupboard with lagged cylinder, immersion heater, radiator.

Bedroom/Study

16'4" x 8'3" (4.98m x 2.51m)

With built-in cupboards with shelves, radiator. Easily converted to a complete separate bedroom if required. Leads to the...

Master Bedroom

11'9" x 14'6" (3.58m x 4.42m)

With range of built-in wardrobes, hanging rails,





sliding doors, windows to two aspects, radiator, French door to balcony with ornate balustrade, overlooking the landscaped gardens.

Outside

Approached via a five bar gate and gravel drive, leads to a good sized car parking facility and adjoining double carport, with extensive landscaped gardens bounded by established beech hedge and fencing incorporating extensive shaped lawns, extremely well stocked flower borders including established trees, paved patio, ornamental pool

flanked by rockery, further extensive paved area including large shed, ornamental pump feature.

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.

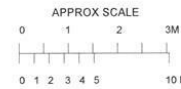
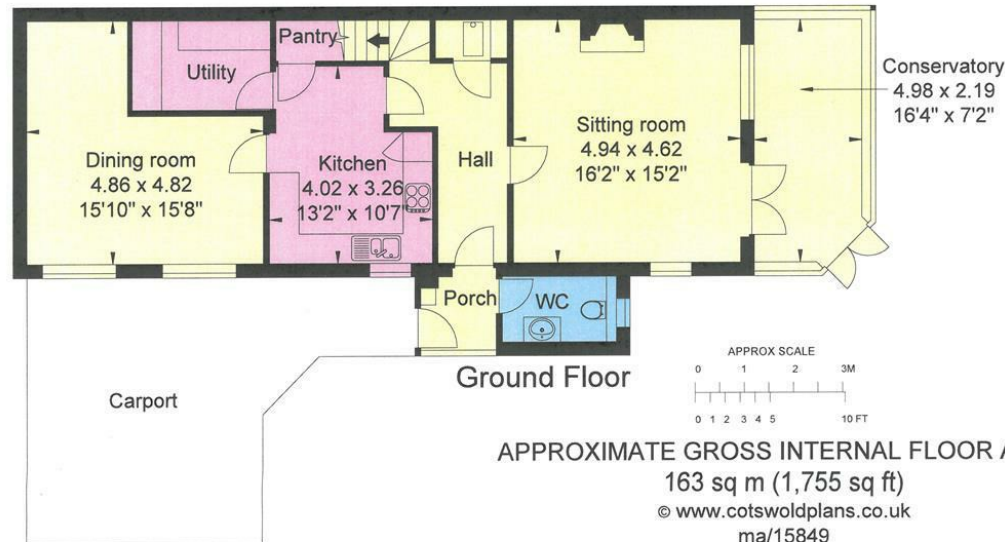
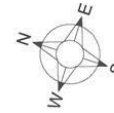
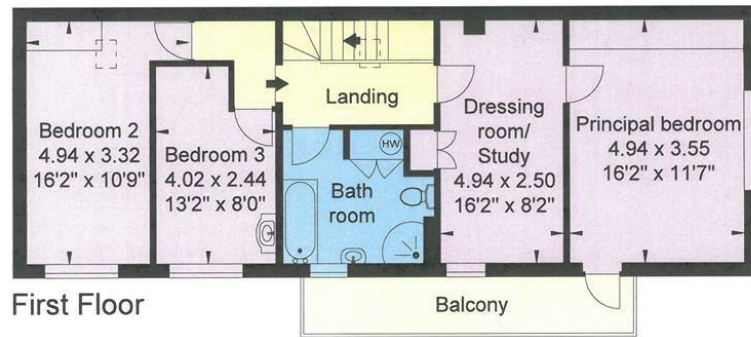
Council Tax

Council Tax Band E.

Location

Mews Cottage
56A Kenilworth Road
Leamington Spa
CV32 6JW

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



APPROXIMATE GROSS INTERNAL FLOOR AREA:
163 sq m (1,755 sq ft)
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ma/15849

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Mews Cottage
Leamington Spa

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Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 | hbresidential.com

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	84
(69-80) C	
(55-68) D	57
(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