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28, Church Hill, Leamington Spa



An outstanding opportunity to acquire an impressive Regency townhouse with substantial five bedroomed accommodation arranged over two floors which has been subject to complete modernisation and extension, successfully integrating a high level of modern appointment with much of the property's original character, in this highly favoured town location.

#### Church Hill

Is a popular location set close to the town centre comprising many fine period dwellings and within easy reach of an excellent range of facilities and amenities including shops, a variety of schools, both public and

private and a wide variety of recreational facilities including nearby Jephson Gardens. The location is also within easy reach of the local railway station and the motorway network is easily accessed. In recent years, Church Hill has proved to be consistently very popular.

The property is an impressive Regency townhouse of style and character which is believed to originally date back to 1850, retaining many of the original features which include picture rails, ceiling cornices, original sash windows, skirtings etc which have been successfully integrated into the general modernisation of the property along with a high level of modern appointment throughout.

A particular feature is the extended open plan living kitchen with twin atrium roof light feature within the impressively fitted kitchen. The property also features a charming walled rear garden and is offered to an exceptional standard of presentation throughout. The agents consider internal inspection to be essential for the level of appointment, character and proportions to be fully appreciated.

In further detail the accommodation comprises:-

#### Reception Hall

With timber panelled entrance door with glazed panel over



and two each side, with polished timber floor, staircase off, turned balustrade, coved cornice, two cast iron period style radiator, arched window feature.

#### Drawing Room

21'3" x 17'1" (6.48 x 5.21)

With period marble fireplace with wood burner, sash and shuttered bay window, coved cornice, picture rail, alcove with fitted shelves, period style radiators, polished timber flooring.

#### Dining Room

21'3" x 14'9" (6.48 x 4.50)

With brick fireplace with mantel and tiled hearth, polished wood flooring, two period style radiators, coved cornice, picture rail, sash window and French style door leading to...

#### Open Plan Living Kitchen

27'7" x 22'2" (8.43 x 6.78)

With slate floor, under floor heating, two atrium roof features flanked by down lighters, twin French doors and side panels to rear garden, period style radiator, extensive range of base cupboard and drawer units with laminated

timber work surfaces and returns, matching island unit, Falcon range with tiled splash back, extractor hood over, adjoining three quarter height unit, concealed pelmet lighting, twin bowl porcelain sink unit with mixer tap, built in dishwasher and further Corian work surface with cupboards over. Access to...

#### Three Chambered Basement

With original wine racking.

#### Rear Hall

With access to rear garden.





#### Refitted Cloakroom/WC

With low flush WC, pedestal basin, tiled splash back, chrome heated towel rail, gas fired central heating boilers.

#### Utility Room

10'2" x 7'6" (3.12 x 2.29)

With cupboard and drawer units, rolled edged work surfaces, single drainer stainless steel sink unit with mixer tap, high level cupboards, plumbing for automatic washing machine, stone flooring and radiator.

#### Stairs and Landing

With turned balustrade, sky light.

#### Bedroom One

17'5" x 16'6" (5.31 x 5.05)

With shuttered sash bay window, double built in wardrobe with hanging rail and shelf, two radiators, picture rail.

#### Bedroom Two

14'11" x 12'9" (4.57 x 3.89)

With cast iron period fireplace, double built in wardrobe, hanging rail and shelf, coving to ceiling, radiator, sash window overlooking the rear garden.

#### Bedroom Three

11'10" x 11'5" (3.61 x 3.48)

With cast iron period fireplace, double built in wardrobe and shuttered sash window.

#### Refitted Bathroom/WC

9'10" x 8'0" (3.00 x 2.44)

Being half tiled with ball and claw stand alone bath with mixer tap, shower attachment, pedestal basin, low flush WC, chrome heated towel rail, tiled walk in shower cubicle with integrated shower unit.

#### Bedroom Four

15'3" x 12'0" (4.67 x 3.68)

With radiator, sash window, period fireplace with alcove, fitted shelves and access to...

#### Second Staircase

With radiator.





#### Bedroom Five

12'0" x 10'2" (3.68 x 3.12)

With period fireplace, radiator, sash window.

#### En-Suite Shower Room/WC

With tiled shower cubicle, integrated shower unit, wash hand basin with mixer tap, tiled splash back, low flush WC, chrome heated towel rail.

#### Outside

To the front of the property is block paved to provide good sized off road car parking facility with railings and gate. The rear garden is beautifully landscaped, being walled

with paved patio, raised flower borders, extensive shaped lawn flanked by established hedge, further paved area, timber garden shed and adjoining garden store with pedestrian access.

#### 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 G.

#### Location

CV32 5AY



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	47
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

## Approximate Gross Internal Area 3375 sq ft - 314 sq m

