



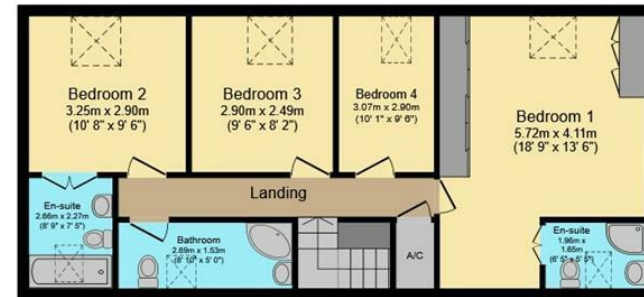
Peter Clarke

The Garden House 22 Kenilworth Road, Leamington Spa, CV32 6JB

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Ground Floor
Floor area 144.9 m² (1,560 sq.ft.)



First Floor
Floor area 66.8 m² (719 sq.ft.)

TOTAL: 211.7 m² (2,279 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



- Town Centre Detached Home
- Four Spacious Bedrooms
- Bathroom & Two Shower Rooms
- Two Large Reception Rooms
- Generous Dining Kitchen
- Utility & Guest W.C
- Large Reception Hall
- Gardens To Three Sides
- Driveway Parking & Garage
- NO FORWARD CHAIN



Offers In Excess Of
£900,000

A beautifully presented, spacious and unique home situated within easy reach of Leamington town centre and located in a secluded position. Offering outstanding interior accommodation comprising large reception hall, generous living room, formal dining room and dining kitchen, the ground floor also benefits from a utility room, guest W.C and private enclosed courtyard accessible from the kitchen and hall. To the first floor are four well proportioned bedrooms, two shower rooms and a bathroom. Outside the property offers private, walled gardens to the front side and rear and also features a block paved driveway and integral single garage.

Approach

Accessed from Kenilworth Road via a residents driveway, this leads to a private gated driveway parking area and onto the open fronted entrance porch with a timber door opening into the reception hall.

Reception Hall

The stunning, spacious and bright reception hall benefits from windows to both front and rear and has a sliding door opening into the enclosed courtyard garden situated in the centre of the house. Having stairs rising to the first floor landing and giving direct access to the living room and dining kitchen as well as the guest W.C and benefiting from useful display shelving and a double fronted storage cupboard.

Guest W.C

Comprising a white suite with low level W.C and wall mounted wash hand basin.

Living Room

The incredible first reception room offers well proportioned accommodation for living room furniture and features windows to three sides, with a centrally mounted feature fireplace, in addition there is an internal door leading to the outstanding formal dining room and French doors leading onto the front terrace garden.

Dining Room

Another bright and generously proportioned reception room accessed from the hall and having additional access from the dining kitchen and living room, with triple aspect windows and a roof top lantern style window providing incredible natural light.

Dining Kitchen

Comprising a range of wall and base mounted units with contrasting worktops over and having a countertop mounted sink and drainer, with useful centrally mounted island with breakfast bar and providing ample room for informal dining, this generous kitchen dining room also boasts a useful integrated desk and study area and has a range of integrated appliance including electric hob with over head extractor, double oven and dishwasher with window and door leading to the rear courtyard and further doors leading to the dining room and internal courtyard garden.

Utility

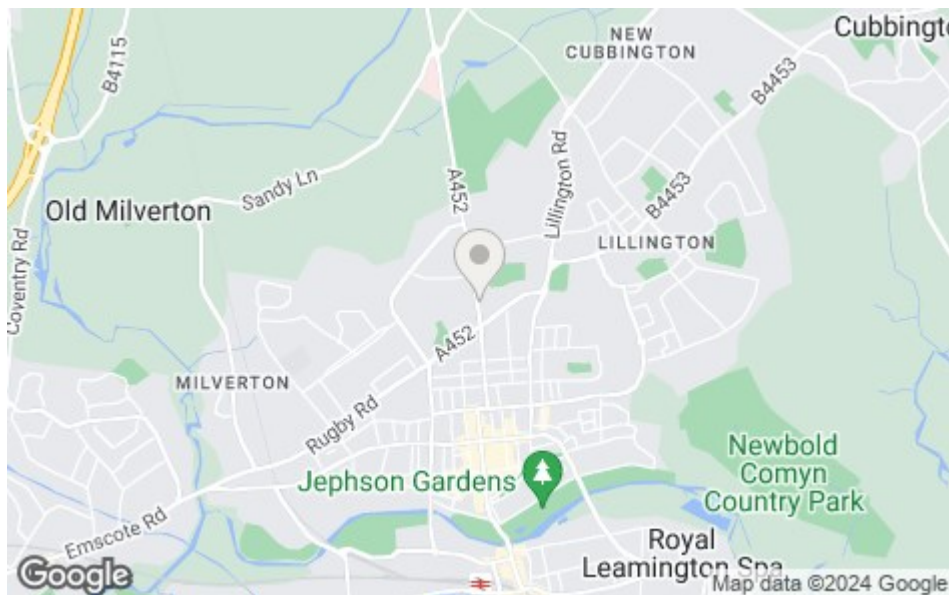
Accessed from the kitchen and having additional access door opening into the internal courtyard, this useful utility space has a counter top mounted sink and has space and plumbing for a washing machine, tumble dryer and fridge freezer.

To The First Floor

The first floor landing has stairs rising from the entrance hall and gives way to all four bedrooms and the family







shower room as well as benefitting from an airing cupboard as well as featuring large front facing velux style roof light.

Bedroom One

This large double bedroom offers ample room for a king-size bed and benefits from built in wardrobes to both sides, with a Velux style roof light to the side elevation and further arched window to the front. Having internal double doors leading into the en-suite shower room.

En-Suite Shower Room

Comprising a white suite having an enclosed shower with glass screen, low level W.C and wall mounted wash hand basin with Velux style roof light.

Bedroom Two

Currently being used as a twin, this large double room also benefits from an ensuite bathroom and has a side facing Velux style roof light.

En-Suite Bathroom

Featuring a white suite with large bathtub, wall mounted wash hand basin and low level W.C and benefitting from a built in dressing table and storage cupboards, with a side facing roof light.

Bedroom Three

Another well proportioned bedroom also being utilised as a twin with side facing rooflight window.

Family Shower Room

This spacious and modern suite comprises an enclosed shower cubicle, wall mounted wash hand basin and low level W.C

Bedroom Four

The fourth and final bedroom is currently set up as a home office, but can easily accommodate a double bed as a guest room, with Side facing rooflight window.

Outside

To The Front

Situated to the front of the property is a block paved driveway enabling off road parking for 3+ cars, this leads up to the attached single garage and also gives access to the wall enclosed foregarden.

Garage

the attached single garage benefits from an electric garage door and has rear access into the enclosed courtyard garden as well as benefiting from both power and lighting.

Foregarden

This beautifully landscaped and walled foregarden features a large paved dining terrace accessible directly from the living room, well stocked borders and beds and raised beds with topiary forming a border to the side lawned garden.

To The Side

To the side of the property is a lawned and walled garden offering a paved terrace to the front edge currently housing a useful storage shed, with ivy covered archways leading through to the paved side terrace . This additional side terrace dining area is also accessible to from the living room and has further paved footpath leading to the wall enclosed rear terrace.

To The Rear

to the rear of the property and allowing internal access from the kitchen is the wall enclosed rear terraced garden.

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