



WESTHILL ROAD, BLACKDOWN

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SALES & LETTINGS



"The owners installed this stunning timber orangery, which has really transformed the kitchen/dining area as the beautifully maintained garden becomes very visible to the home"



Nestled on the prestigious northern outskirts of Leamington Spa, The Lodge is a distinguished Victorian residence dating back to the 1890s, exuding timeless charm and character. Accessed via Westhill Road in Blackdown, this unique home is being introduced to the market for the first time in 27 years. Thoughtfully extended and enhanced by its current owners, the property now boasts an elegant orangery, versatile living spaces, and a collection of outbuildings that offer a wealth of possibilities. Designed with flexibility in mind, The Lodge is ideally suited to those seeking ground-floor living, with accommodation comprising a welcoming entrance hall, two refined reception rooms, a stylish granite kitchen, three bedrooms, and a shower room. The landscaped gardens to both the front and rear provide a tranquil retreat, with idyllic farmland views. Further enhancing its appeal, the home benefits from a double garage - utilised as a workshop, office space and music room, two spacious storage units and secure gated off-road parking. Rarely does a property of such unique character and prime location become available, and with the added advantage of no onward chain, The Lodge presents an exceptional opportunity to acquire a truly special home.

It's in the details...

Entrance

Original painted arch door through into the tiled hallway which has two timber sash windows to each side. It's very symmetrical with two timber doors with ornate architrave that lead into the sitting room and living room.

Sitting Room

With oak flooring, a stone effect fireplace with gas fire, thick dado rails and timber sash windows to the front with ornate reveals. There is built-in cabinetry and shelving, coving and a ceiling rose. A doorway with ornate architraves leads into the kitchen.

Living Room

Fitted with oak flooring, a stone effect fireplace with gas fire, thick dado rail, coving, a ceiling rose, and a timber sash window to the front with ornate reveals. A timber door with detailed architrave leads into the internal hallway.

Kitchen

An oak kitchen with in-frame cupboards and drawers with antique handles. Granite worktops include a single bowl stainless steel sink with an engraved drainer and mixer tap. An AGA large oven, with six-ring gas hobs and electric ovens. Fitted Bosch dishwasher, a fitted washing machine, space for a dryer and space for an American-style fridge. There is tiled flooring, plate racking, pelmet with LED lighting, further under-counter lighting and a cupboard housing the gas Worcester boiler. Door to the main bedroom, there are spotlights, coving and a large loft hatch to the loft space which has a light. There is a door through to the inner hallway, a tall white two-column traditional radiator and a square opening through to the wonderful Orangery.

Orangery

An impressive space that really appreciates the wonderful views that this detached home benefits from! Timber built with double glazed sash windows and reflective glass pitched roof, with down-lighting, coving, tiled flooring, fitted oak built seating with vents that have a radiator hidden behind the seating. There is also a white four-column traditional radiator and uPVC double French doors lead to the garden.

Bedroom One

A huge bedroom with vaulted ceilings, oak engineered flooring, fitted with a large range of wardrobes to two walls, fitted drawers and mirrored cabinets. There are two timber sash windows to the front with uPVC double glazed French doors that lead to the patio & garden.

Internal Hallway

Tiled hallway with a thick dado rail, door to the bathroom and doors to the other two bedrooms.

Bedroom Two

Timber effect laminate flooring, high ceilings with coving, a ceiling rose, a tall two-column white traditional radiator, timber sash window and a wall of fitted wardrobes.

Bedroom Three

With timber effect laminate flooring, kitted out as an office, with a worktop, cupboards, coving, a ceiling rose, a timber sash window and a bi-folding double door wardrobe.

Shower Room

A quadrant glass shower enclosure, with thermostatic mains shower, fully tiled space with vanity storage with a Villeroy & Boch sink, mixer tap, a concealed waste toilet, a timber sash window to the rear and a tall white traditional two-column radiator. There is an extractor, down-lights and coving.

Garden

There is a beautiful garden which has a large area of slate-style paving and block paving. There is a well-maintained lawn, with laurel hedging and a beautiful view down the farmer's field back towards Leamington. There is a tall timber fence with a gate that leads through to the storage area and there is space down one side to the front. There is also some timber arch trellis which is a garden feature.

Studio/office/Music Room

This room is currently a music space with laminate flooring, soundproof walls, LED strip lights and other downlights and two tall golden radiators. There is a uPVC door to the garden and the front courtyard. There are uPVC double glazed windows behind all the insulation and soundproofing. There are also electrics.

Front Courtyard

With a block paved patio retained with an evergreen hedge and timber fencing. There is a passageway to the garden and a gate to the front.

Front Garden

A beautiful front garden has two areas of lawn, which are retained with Victorian-style ornate edging pavers. There is a fountain feature on one side and an ornament on the other side. Laurel is hedging, Victorian-styled frontage with a brick wall, blue copings and Fleur De Leys-painted metal railings. There are two pillars and a gate to the pathway that leads to the ornate front door. There is also a metal gate to the parking.

Parking

Two Victorian pillars with large gates and Fleur De Leys metal railings lead into a block-paved driveway for parking three vehicles.

Double Garage

Two thick painted timber doors lead into the garage, which has been utilised as a large professional workshop. With plenty of strip



lighting, electrics, a multitude of storage, shelving, pullout drawers and racking areas. There are three thick multipurpose worktops. There is a uPVC door to the garden and a timber double glazed window. This garage has a modern Worcester gas boiler (that runs this wing) and a timber door that leads to the inner hallway which has a door to the office area and stairs lead up to the loft space which has a conservation Velux window It's been plastered with lighting, electrics and oak flooring.

Storage/Workyard

Block-paved courtyard with slabbed pathways that lead to the office and a big door to the formal garden. There is lots of concrete paving and there is a timber and steel storage unit. Great for bikes and outdoor gym area- and there is also a large timber-constructed shed with double doors, power and lighting a perfect workshop. Further canopy storage area which is useful as a gardeners store.

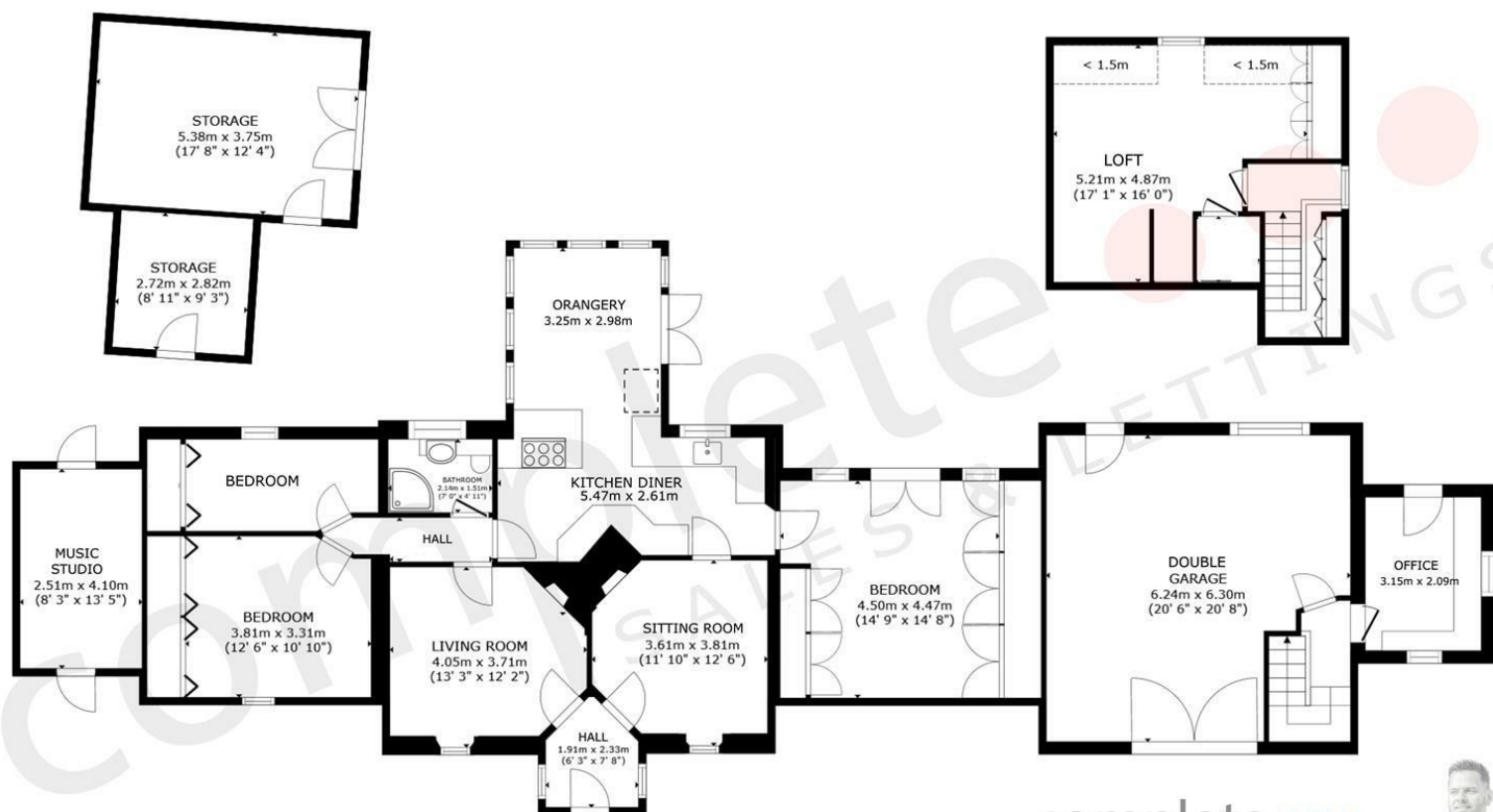
Location

The Lodge is set off Westhill Road, which is the Northern fringe about two miles from Royal Leamington Spa town centre. All of the varied and diverse amenities of Royal Leamington Spa and the county town of Warwick are within easy reach and there are excellent rail services from Royal Leamington Spa, Warwick and Warwick Parkway Railway Stations. It takes around one hour to commute to London by rail from Coventry to Euston Station or London Marylebone Station from Leamington train station.

Schooling is excellent in both the private and state systems, including Warwick School and the Kings High School for Girls in Warwick, Kingsley School in Leamington Spa, Princethorpe College at Princethorpe and The Croft School in Stratford upon Avon. The property is well located for sporting and recreational facilities with golf at Stoneleigh and The Warwickshire Golf Club, and racing at Warwick and Stratford upon Avon.

The property is ideally located for access to the A46 giving fast connection to the M40 at Longbridge island, two miles to the south of Warwick, and thence to the motorway network by way of the A46 to M5 and M6 east of Coventry. The M40 provides fast access to Birmingham and major Midlands centres to the north and to London and the south.



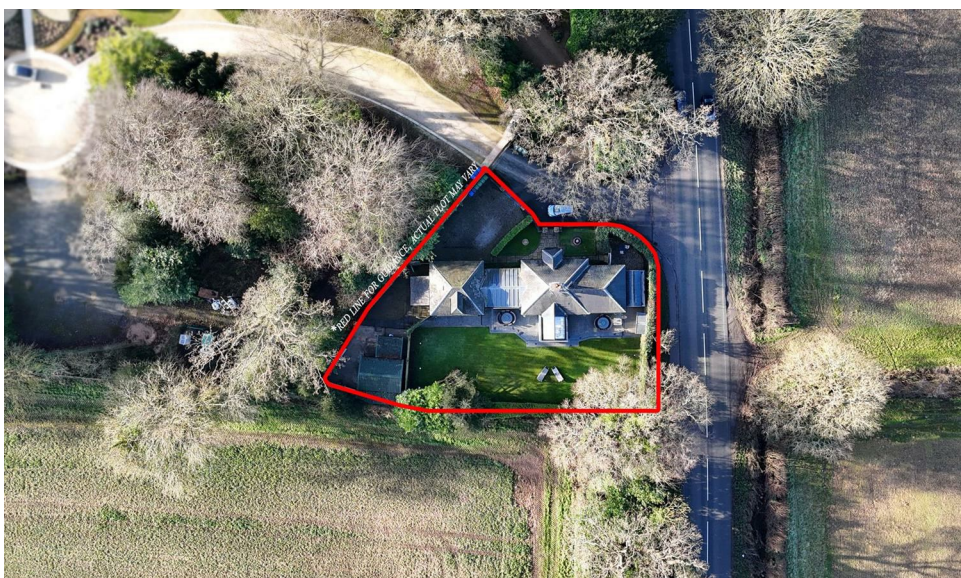
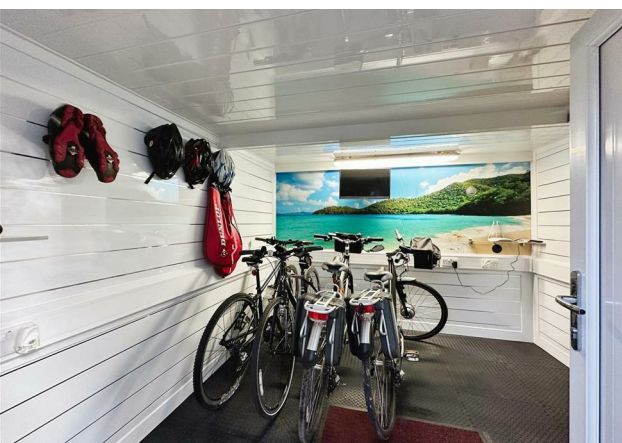


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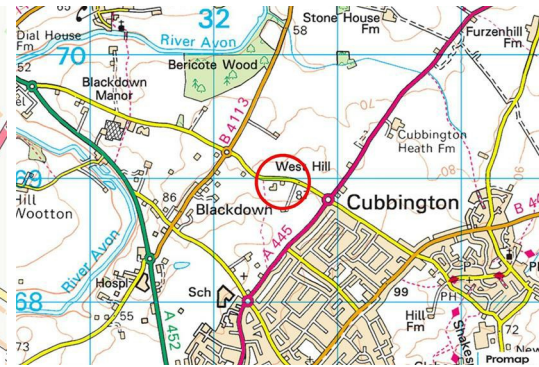
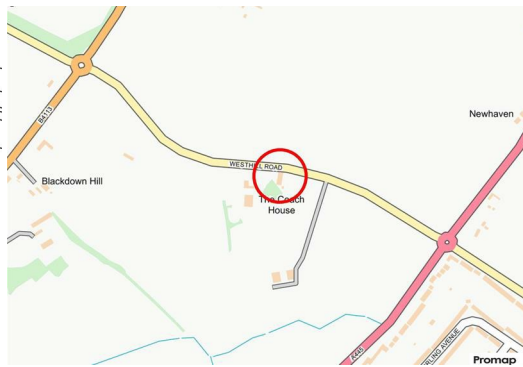
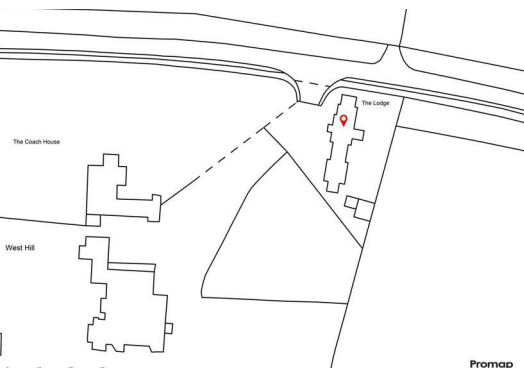


GROSS INTERNAL AREA
FLOOR 1 166.4 m² (1,791 sq.ft.) FLOOR 2 27.2 m² (293 sq.ft.)
EXCLUDED AREAS : GARAGE 34.6 m² (372 sq.ft.) REDUCED HEADROOM 3.4 m² (37 sq.ft.)
TOTAL : 193.5 m² (2,083 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



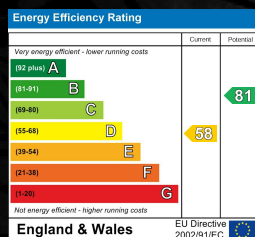


- An Extended Detached Lodge
- Ground Floor Living
- Two Receptions
- Double Garage & Gated Parking
- Several Outbuildings/ Office/Music
- Character Victorian 1890's
- Three Bedrooms & Shower Room
- Wonderful Orangery
- Beautifully Kept Gardens
- No Chain



WESTHILL ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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