

Arno Villa

63 Willes Road, Leamington Spa, CV31 1BN



BY DESIGN

Welcome to Arno Villa.

*Located just a short walk from the centre of
Leamington Spa town centre is this magnificent
Grade II listed Georgian Villa which sits on a
private plot of a third of an acre.*

With over 4,400sqft of living space, 5 bedrooms and 5 bathrooms split across 3 floors, this beautiful Georgian home is ideal for a large or growing family. For even further flexibility the ground floor accommodation, including gym and study, could be used for multi-generational living with the convenience of their own adjacent shower room.

The sophisticated styling throughout the property is the perfect blend of a timeless colour palette paired with contemporary details and high-end finishes, the current owners have lovingly created an exquisite property and a turn-key opportunity for new owners.

The property has many of its original features including the beautiful period cornicing, deep skirting and 6 fireplaces. Every design of this home has been carefully considered to ensure it has a natural flow and a layout which gives the owners open sociable spaces, quieter rooms to shut away if needed and the amenities which are important to their family and

lifestyle including a gym area, utility room, pantry and designated office rooms.

As part of the renovation, the owners commissioned a full roof refurbishment including new roof membrane and all new leadwork, updated electrics throughout, replastering, refurbished sash windows, new plumbing, a new gas fired heating system and a completely re-landscaped rear garden with lawn, patio and outdoor kitchen area.

On the ground floor, the property has been extended to create a gorgeous, sociable kitchen diner, which the family consider their favourite area of the house, with 4.7m bifold doors which open out to the garden, making the garden an extension to the kitchen diner and an incredible space to entertain all year round.

Whilst many of the beautiful, period properties in Leamington Spa are restricted to street parking, Arno Villa is unique as it benefits from a large private driveway with parking for approximately 8-10 cars, secured by electric gates. Furthermore, the owners have the groundwork in place and planning agreed for the erection of a two-storey double garage with annexe/study above.

Leamington Spa's local amenities are on the doorstep of this exceptional property. 10-12 minute walk to the centre of town, 15 minute walk to the railway station with trains to Birmingham and London, 10 minute walk to Newbold Comyn Country Park, a 3 minute walk to Jephson Gardens and a 10 minute drive to access the M40 North and South.



Watch
VIDEO TOUR







Plot size **c. 0.3 acre**

Built **1846**

Internal Size **4,425 sq/ft**

Bedrooms **5**

Bathrooms **5**

Reception Rooms **5**

Gated Driveway **8-10 Cars**

South Facing Rear Garden

Gym

Utility Room

Pantry

Outdoor Kitchen

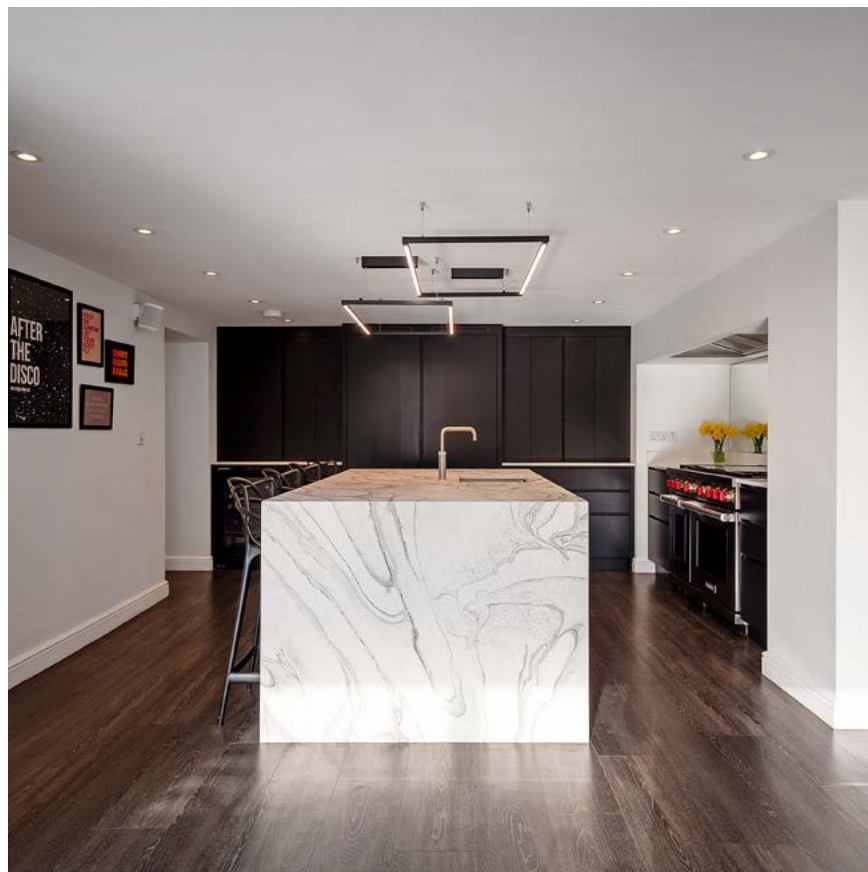
Planning granted for a 2 car garage with annexe above

Council Tax **G**

EPC Rating **D**









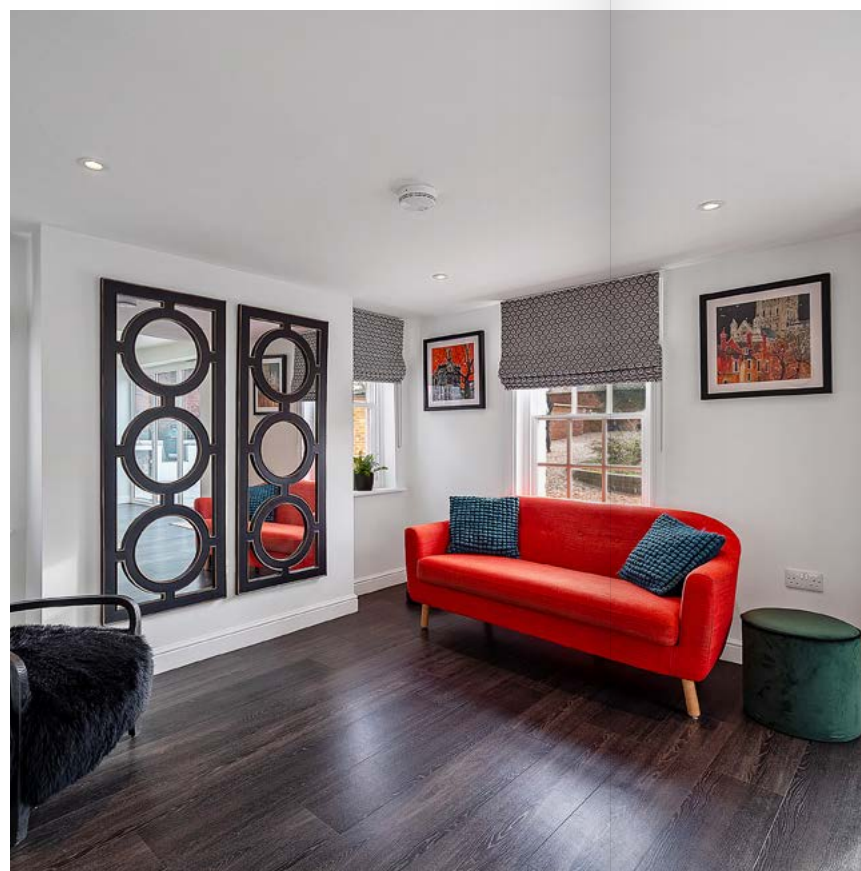








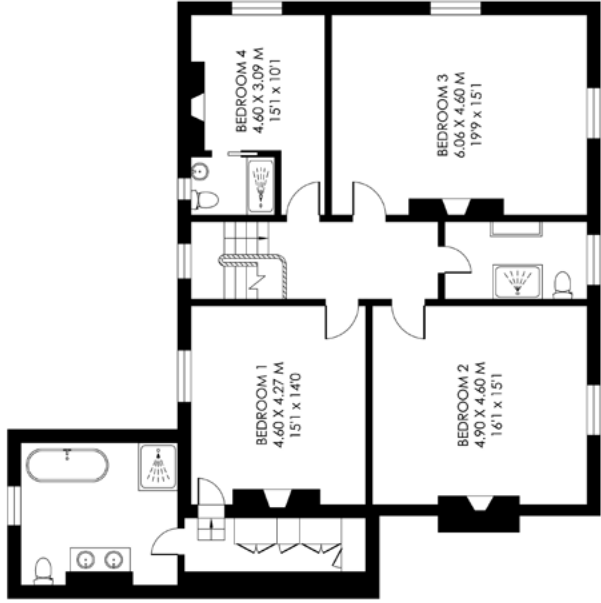












FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA
MAIN HOUSE : 4425 SQ FT / 411 SQ M
TOTAL AREA : 4425 SQ FT / 411 SQ M



National & International marketing across

96 different websites

51 countries

25 different languages

261.86m potential buyers



Simon Cowie

Managing Director / Agent

simon.cowie@bydesignhomes.com

07845 663 334



Scan to view more properties



