

This is an excellent opportunity to acquire a stylish 1920s-built detached family Residence. It is in a highly favoured residential location and has five bedrooms, including two en-suite facilities and a main family bathroom. There are three excellent reception rooms, together with a dining kitchen and a separate utility room. There are generous established gardens to both front and rear, an integral tandem garage, and an ample landscaped block-paved gated driveway. The Energy rating is D.

#### Location

The property is ideally located for a variety of state and private schools to suit all requirements, including Warwick Preparatory and Boys School and The King's High School, all of which are within

walking distance. Commuting is easy with regular trains from Warwick Station and from Warwick Parkway and Leamington Spa to London Marylebone. The motorway network is easily accessible at junction 15 of the M40, which gives access to Birmingham and the north, as well as London and the south.

#### Approach

To the side of the property, there is a canopy porch that leads to a timber panelled entrance door with a fan light glazed panel into the:

#### Reception Hall

There is a double-glazed window, tiled floor, radiator, coving to ceiling, picture rail, and stairs rising to the First Floor Landing. Doors to the dining room, family room and Kitchen and an opening leads to:

#### Inner Hall

With multi-paned double doors to the Living Room and a door to the Cloakroom.

#### Guest Cloakroom

White suite comprising wash basin with storage below, WC with a concealed push button cistern, tiled floor, hat and coat rail space with open shelved/shoe storage below and downlighters.

#### Living Room

21'6" x 11'7" (6.56m x 3.54m)

Two radiators, wall light points, Karndean wood-effect floor, and a feature wood burner set on a raised hearth. A double-glazed roof lantern, inset spotlights, a double-glazed window to the rear







aspect, and double-glazed bi-fold doors provide access to the rear garden.

#### Reception/Drawing Room

13'11" x 11'11" (4.26m x 3.64m)

Dado rail, two radiators, wall light points, double glazed window to side aspect and a large double glazed bay window to the front aspect.

#### Dining Kitchen

21'7" x 12'1" (6.58m x 3.70m)

Range of gloss fronted base and eye level units, silestone worktops and upturns with inset stainless steel sink unit with rinse bowl, mixer tap and separate hot tap. Neff induction hob with

extractor unit over, Neff electric oven and a combination oven/microwave. Breakfast island bar with matching worktops with drawers and pull-out spice store. Integrated Neff dishwasher, housing for American-style fridge/freezer with pull-out larder unit, tall storage and wine store over. There are two radiators, an Amtico floor, downlighters, and double-glazed French doors to the rear aspect and garden. Door to the Utility Room and double doors lead through to the:

#### Family Room

15'4" x 11'10" (4.69m x 3.63m)

Projecting chimney breast with a raised inset gas fire, two radiators, wall lights, coving to ceiling, Amtico floor, and double glazed windows overlook the front aspect and driveway.

#### Utility Room

9'3" x 8'0" (2.84m x 2.46m)

Range of matching gloss fronted base and eye level units with complementary worktops, with an inset single drainer sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer, tall storage unit, concealed Worcester gas-fired boiler, radiator. There is a double-glazed window to the rear aspect, a double-glazed casement door to the rear aspect, and a garden and access to the garage.

#### First Floor Landing

Picture rail, coving to ceiling, wall light point, access to roof space, radiator and dual double glazed windows to side aspect. Doors to:







#### Bedroom One

15'4" x 11'10" (4.69m x 3.62m)

A range of matching built-in bedroom furniture providing ample hanging rail, drawer and storage space, coving to ceiling, radiator and a double glazed window to the front aspect. Door to:

#### En-Suite Shower

White suite comprising WC with a concealed cistern, wall hung wash hand basin with drawer below. Tiled shower enclosure with shower system and glazed shower door, tiled floor, chrome heated towel rail and a Velux double glazed roof light.

#### Bedroom Two

15'5" x 11'11" (4.72m x 3.65m)

Coving to ceiling, radiator, double-glazed window to rear aspect. Door to walk-in wardrobe providing open hanging space and shelving, plus a drawer unit. Access to eaves storage and door to Airing Cupboard with the unvented hot water cylinder. Part angled ceiling incorporating a Velux double-glazed roof light and uplighters.

#### En-Suite Shower

White suite comprising WC with concealed push button cistern, wash basin with storage below. Tiled shower enclosure with shower system, fully tiled walls and chrome heated towel rail.

#### Bedroom Three

13'11" x 9'2" (4.25m x 2.81m)

Bespoke built-in bedroom furniture provides hanging rails, drawers, and storage space, along with a dressing table featuring drawers and knee hole space, radiator and a double-glazed rooflight.

#### Bedroom Four

12'5" x 11'10" (3.79m x 3.63m)

Radiator, coving to ceiling, double-glazed window at the front, and a double-glazed window at the side.

#### Bedroom Five

11'7" x 7'9" (3.54m x 2.37m)

Radiator, coving to ceiling, built-in full height double door wardrobes, double glazed windows to side and rear aspects.







#### Main Bathroom

A white suite comprises a bath with a Grohe shower system over and a glazed shower screen, a WC with a concealed cistern, and a wash basin with storage below. There is also a shaving point, fully tiled walls, a heated towel rail, downlighters, and a double-glazed window.

#### Outside

The property occupies a generous established plot with an extensive block-paved, gated driveway incorporating inset stocked borders. There is also a pedestrian gate leading onto the Myton Road footpath. The driveway provides access to the:

#### Tandem Garage

31'10" x 9'6" (9.72m x 2.91m )  
Having an electric roller shutter up and over door, power and light and a service door to the Utility Room.

#### Good Sized Rear Garden

It features a paved patio area off the Living Room and Kitchen, leading to a well-tended lawn garden with established borders and a lovely mature apple tree. The gardens are well-screened by mature hedging, and a further raised paved area accommodates a timber garden shed.

#### 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. NB, We have not tested the heating, domestic hot water system, kitchen appliances, or other services and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "F" - Warwick District Council

#### Postcode

CV34 6PU











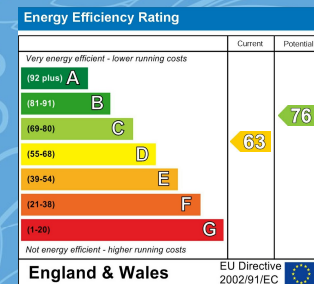


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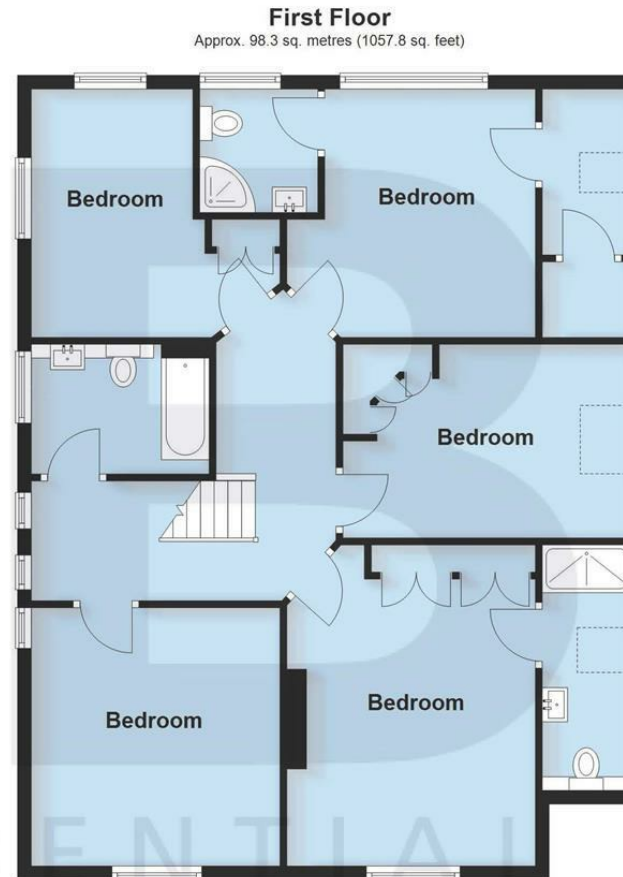
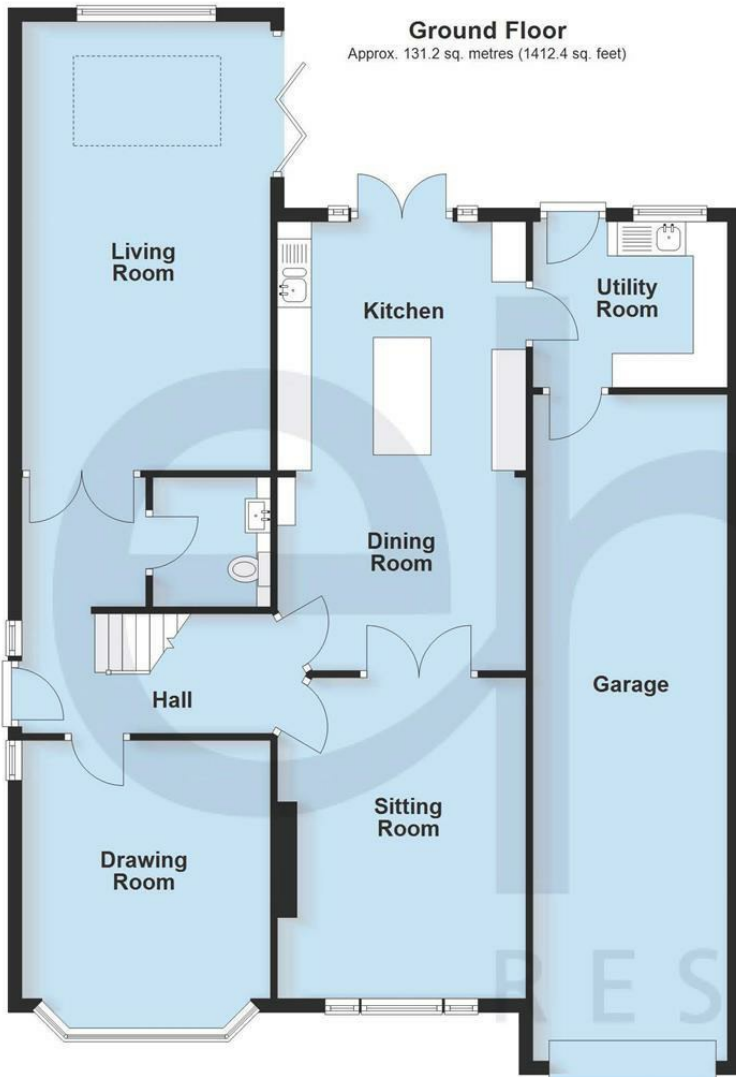
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Warwick Office  
17-19 Jury Street  
Warwick  
CV34 4EL

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Total area: approx. 229.5 sq. metres (2470.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact.