



HR ESTATE AGENTS

6 Bedrooms

House - End Terrace

Offers Over

£1,600,000

Located in

Leamington Spa





Warwick Place

Leamington Spa | CV32 5BJ



This exceptional double-fronted Victorian home has been sympathetically restored and thoughtfully extended to create a substantial family residence of circa 4,500 sq ft, arranged over four floors. Combining period charm with contemporary finishes, the property offers six double bedrooms, three bathrooms, several reception rooms, extensive storage and a superb rear garden.

A welcoming entrance hall leads to two elegant front reception rooms, both featuring sash windows, cornicing and fireplaces. To the rear is a further reception room overlooking the garden, providing an ideal additional living space.

The standout feature of the home is the impressive extended kitchen/dining/family room, designed for modern family life and entertaining. Fitted with bespoke cabinetry, integrated appliances, generous work surfaces and a central island, this light-filled room benefits from a roof lantern, underfloor heating and full-width glazed doors opening onto the terrace. A separate utility room and cloakroom add practicality, whilst a spacious two-chamber cellar offers excellent storage or potential for a gym or cinema room.

The first floor includes a superb principal bedroom with en-suite bathroom, two further double bedrooms and a stylish family bathroom. The second floor provides three additional double bedrooms, a further bathroom and useful storage space.

To the front is an attractive walled foregarden with original tiled pathway. The rear garden is beautifully maintained, mainly laid to lawn with mature borders and a generous paved terrace spanning the width of the house, ideal for outdoor dining and entertaining.

Warwick Place

£1,600,000 Freehold



- Exceptional double-fronted Victorian family home
- Circa 4,500 sq ft arranged over four floors
- Three well-appointed bathrooms including principal en-suite
- Stunning open-plan kitchen/dining/family room with roof lantern
- Beautifully maintained rear garden with large paved terrace
- Sympathetically restored and thoughtfully extended throughout
- Six generous double bedrooms
- Three elegant reception rooms with period features
- Spacious two-chamber cellar with excellent versatility
- Three resident permit parking spaces, visitor permit, and catchment for Milverton Primary School



TOTAL FLOOR AREA : 4456sq.ft. (414.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band G

Local Authority

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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