

gp

GODFREY-PAYTON  
CHARTERED SURVEYORS



gp GODFREY-PAYTON  
CHARTERED SURVEYORS



LETTINGS



£1,000,000

Clevedon Villa, 38 Coten End, Warwick, CV34 4NP

# Clevedon Villa, 38 Coten End, Warwick, CV34 4NP

An extraordinary opportunity to purchase a grand Victorian Villa in Central Warwick, offering Seven Bedrooms, a plethora of Character Features, living accommodation across Four Floors, an Enormous Garden with Outbuildings and Off Road Parking.

## The Property

Clevedon Villa offers substantial living accommodation across four floors. With almost 5,000 sq ft of space, the property provides a wonderful restoration opportunity to its new custodians. The villa has not been on the market for almost half a century, and boasts a very large manicured garden, well-proportioned rooms and retains a plethora of period detail including ornate plasterwork, high ceilings, original doors and architrave, parquet, pine and flag stone flooring, and an abundance of natural light throughout.

There is scope to create a beautiful family home, steeped in local history.

The ground floor reception rooms offer potential for a large open-plan kitchen, living and dining area.

Upstairs, there are ample bedrooms to make way for a principal suite and guest accommodation.

Downstairs provides spacious open-living via a stone staircase, centering family living, and utility amenities.

A feature original staircase leads through generous landing areas from the ground floor up to the second floor.

## Situation

Clevedon Villa is located in Coten End, in the centre of Warwick, offering easy access to an abundance of local amenities and cultural attractions, and sits proud within the Warwick Conservation Area.

The property is well positioned for Warwick's outstanding range of schools, with many within walking distance via St Nicholas Park including: Warwick School (14 min walk), Myton School (14 min walk), Kings High School for Girls (17 min walk) and Coten End Primary School (4 min walk).

It is close to both St Nicholas Park and Priory Park, along with day-to-day shopping facilities including Sainsbury's Local, and various coffee shops, artisan bakers, restaurants, Brunch spots, florists and St Nicholas Park Leisure Centre.

Warwick Train Station is a short walk away (9 min walk) and offers regular service links to Birmingham, Oxford and London.

Access to M40 motorway, Fosse Way and A46 connect Warwick to Birmingham, London, Oxford, Coventry, and neighbouring towns Leamington Spa and Stratford-upon-Avon.

## LIVING ACCOMMODATION

### Ground Floor

#### Entrance Vestibule

With two obscured arched windows to side aspect, coving, tiled walls to half height, tiled flooring, door with feature stone columns to sides with a Gothic style window over leading to the Rear Lobby, and a further door with wall light to side and stone step leading to:

#### Entrance Hall

Having a window to side aspect, decorative coving, wall lighting, a radiator, feature parquet wooden flooring with original style doors with original style architrave and panelled doorways opening to:

#### Reception Room One

Floor to ceiling bay window overlooking rear garden with original shutters, pedestrian door opening to rear garden, decorative corning, two ceiling roses with light points, picture self, wall mounted lights, built-in bookcases to chimney breast recesses, with fireplace with decorative wooden surround and tiled insert and hearth, radiator, high-level skirting and wooden floor. From this room there is a door leading to the Study, and a further door with internal window to side opening to:

#### Reception Room Two

Bay window to front aspect, coffered ceiling with ornamental corning and picture rail, two ceiling lights and wall lights, internal window facing into the Entrance Hall, a range of shelving and built-in cupboards, high-level skirting, wooden flooring and door to:

#### Shower Room

Window to front aspect, panelling to ceiling, ceiling hatch, ceiling light point, built-in storage cupboard, tiled walls, tile-effect flooring and a suite comprising of: bidet, low-level flush w.c. and wash hand basin encased in a vanity unit, walk-in shower and radiator.

#### Study

Accessed via Reception Room One with window to rear aspect, internal windows to front and to side aspect overlooking the Entrance Hall and Rear Lobby, coving, ceiling light, wall lights, dado rail, radiator, high-level skirting, wooden flooring and an archway opening with step down leading to:

#### Rear Lobby

Which is also accessible via the Entrance Vestibule, the Entrance Hall or Rear Garden, with two high-level windows to side aspect, wall lights, electric storage heater, radiator, wood-effect flooring, door to rear garden and further doors to:

#### Kitchen

Two windows to side aspect overlooking the Rear Garden, ceiling spot lights, coving, radiator, tiled flooring and a fitted kitchen with tiled splash back comprising of: a range of wall, drawer and base units with worksurfaces over, stainless steel 1.5 bowl sink with drainer and mixer tap, space and plumbing for dishwasher, washing machine, space for an electric cooker with cooker hood over, space for standing fridge/freezer and enclosed wall-mounted boiler, opening to:

#### Conservatory

With skylight, floor to ceiling windows to rear and side aspects, overlooking Rear Garden, pedestrian door opening to patio area of garden, ceiling light, wall lights, high-level internal window overlooking roof space above kitchen, radiator, wood-effect flooring,

#### Ground Floor W.C.

Window to side aspect, ceiling light, low-level flush w.c., wall-mounted wash hand basin and quarry-tiled flooring.

## LOWER GROUND FLOOR

Accessed via the Entrance Hall via stone steps leading to:

#### Lobby

With wall light, three internal windows overlooking staircase, radiator and feature flagstone floor with doors opening to:

#### Utility

Obscured window to front aspect, ceiling strip light, radiator, range of wall and base units, one bowl stainless steel sink with drainer, low-level flush w.c., bidet and feature original quarry tiles

#### Store Room One

Feature arched brick ceiling with ceiling light, shelving and door to additional store room.

#### Reception Room One

Bay window to front aspect, coving, ceiling strip light, wall-mounted boiler, range of built-in storage cupboards, stone hearth, wooden flooring and arch opening to:

#### Reception Room Two

An 'L' shaped room with steps to French doors with windows to side opening to Rear Garden, coving, ceiling lights, wall lights, feature exposed-brick fireplace with raised hearth and gas fire, radiator, electric radiator, feature flagstone flooring, door with window to side opening to Lobby and further door to:

## Credit References and Deposit

Prospective tenants will be required to pay a holding deposit (one weeks rent) and complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of five weeks rent and the first months rent in advance (minus the holding deposit).

## Directions

