



Willes Terrace, Leamington Spa, CV31 1DL

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE LATE MAY \*\*\* This stunning Victorian home blends classic character with modern touches and is now available to rent. Set on a desirable corner plot overlooking a tree-lined avenue, the property offers excellent privacy thanks to its mature surrounding greenery. Ideally located, it provides superb commuter access and is within walking distance of the town centre and train station, as well as being in the catchment area for highly regarded local schools and close to everyday amenities.

The property briefly comprises a spacious and naturally bright entrance hallway, two large reception rooms featuring bay windows and original fireplaces, and an additional reception room/study with a mezzanine level. A spiral staircase from the mezzanine leads to a bathroom and a separate utility/laundry room. The fully fitted breakfast kitchen includes appliances, a range cooker, and ample space for dining, with double doors opening onto a rear garden complete with lawn, patio, and barbecue area.

Across the mid and first floors, a generous split-level landing leads to four well-proportioned double bedrooms, including a principal bedroom with an en-suite shower room. The main family bathroom features a full suite with a luxurious freestanding roll-top bath, complemented by a separate WC.

A standout feature of this home is the modern lower-ground-floor apartment, offering two double bedrooms, a kitchen/living area, an en-suite shower room, and an additional shower room. This space can be accessed from the main house or via its own private entrance, making it ideal for guests or extended family.

Additional benefits include a garage, off-street parking, and flexible furnishing options, as the landlord is willing to remove items if required. Council Tax Band G. Energy Rating E. Pets considered.







## Key Features

- AVAILABLE LATE MAY
- Leamington Spa
- 6 Bedrooms, 4 Bathrooms, 4 Receptions & Office
- Detached Character House - Exceptional Family Home
- Part-Furnished/Unfurnished
- Rear Private Garden, Parking & Single Garage
- Walking Distance to Town Centre & Train Station
- Council Tax Band G
- Energy Rating E
- Pets Considered

**£4,250 PCM**