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Your Property - Our Business

24, Mill House Close, Leamington Spa

A rare opportunity to acquire an elegant and well-proportioned three-bedroom end-mews home, occupying one of the most desirable positions within this exclusive development.

Tucked away at the end of a private cul-de-sac, this light-filled and well-proportioned property enjoys stunning uninterrupted views across open countryside, the River Avon and the River Leam, offering exceptional privacy and tranquility. Ideally situated midway between Leamington Spa and Warwick, close to local amenities.

Briefly Comprising;

Entrance hallway, ground floor cloakroom, through living/dining room. Modern quality fitted kitchen with solid work surfaces. Large double glazed conservatory addition to the rear with exceptional views across the River Avon, River Leam and open countryside. A spacious front master bedroom with built-in wardrobes, a further spacious double bedroom to the rear. A third bedroom to the front. Modern bathroom refitted as a shower room. Upvc double glazing. Combi boiler gas radiator heating. Garage en-bloc and two designated parking spaces. Lawned front garden and patioed, low maintenance, lawned rear and side garden.

Mill House Close

This is an idyllically situated property, located at the end of a cul-de-sac on a private estate. This unique plot benefits being in one of the very best positions within the development, at the head of the cul-de-sac and with open views to the side and rear, with the rivers and open countryside beyond. The property has been very well maintained to a high standard throughout and benefits from low maintenance gardens to the side as well as the rear. Viewing is highly recommended to appreciate the property's unique position and location.

The Property

Is approached via a short paved path over lawned front garden, with canopy porch to six panel entrance door giving access to...

Entrance Hallway

With staircase rising to first floor landing, double radiator, coved cornicing, downlighter points to ceiling, staircase to first floor landing, concertina door to useful cloaks cupboard with shelving and coat hooks. Further door to...

Understairs Cloakroom/WC
With white low level WC and corner wash hand basin, upvc obscure double glazed window to side elevation, radiator, tiled floor.

Through Living/Dining Room
25'3" x 12'3" into living area, reducing to 10'3" in dining area (7.70m x 3.73m into living area, reducing to 3.12m in dining area)

Living Area
With upvc multi pane double glazed bow window to front elevation, feature fireplace and hearth surround, wall lighting.

Dining Area
With glazed backlit display shelving and storage cupboard below, double radiator, timber frame multi pane glazed French doors to...

Conservatory
16'10" x 13' (5.13m x 3.96m)
With upvc double glazed windows to side and rear, with French doors leading to the garden, and pitched double glazed roof over. Plastered walls, tiled floor and radiator.

Kitchen
7'9" x 8'3" (2.36m x 2.51m)
Refitted shaker style wall and solid wood base units, with granite working surface and upstands over, underslung sink with mono-mixer, inset four point Bosch Ceran electric hob with Bosch double oven below, and concealed filter hood over, concealed Bosch fridge freezer, concealed Bosch dishwasher, concealed Bosch washing machine. Upvc multi pane double glazed window to side elevation with views. Tiled floor. Upvc multi pane double glazed door to Conservatory, coved cornicing, downlighter points to ceiling.

First Floor Landing
With coved cornicing, hatch to roof space, double doors to useful shelved storage cupboard housing Vaillant combination boiler, upvc multi pane double glazed window to side elevation.

Bedroom One (Front)
11'6" x 11'9" plus built-in w'robes (3.51m x 3.58m plus built-in w'robes)
With two upvc multi pane double glazed sash windows to front elevation, coved cornicng, wall and downlighter points, radiator, twin double doors to wardrobes with built-in shelving and hanging.

Bedroom Two (Rear)
9'11" x 11' (3.02m x 3.35m)
With coved cornicing, upvc multi pane double glazed window to rear elevation, radiator.

Bedroom Three (Front)
6'5" x 7'11" (1.96m x 2.41m)
With coved cornicing, upvc multi pane double glazed window to front elevation.

Bathroom
Attractively refitted as a shower room with a white suite to comprise; wide winged wash hand basin, mono-mixer set into vanity store cupboard, low level WC, double shower cubicle with wall mounted Mira thermostatic shower and control, white splashback tiling with decorative border tile, two upvc multi pane double glazed windows to rear elevation, downlighter points to ceiling, coved cornicing, tiled floor, towel rail.

Outside (Front)
To the front of the property is a predominantly lawned front garden, with paved path to the entrance door, gated access to the side leads to the rear and side garden, outside light point.

Outside (Rear)
To the rear of the property is an L-shaped garden with paved seating areas to the rear and side, with views over farmland and towards the river. Outside tap, outside lighting. Surrounded in the main by close boarded timber fencing.

Garage
8'7" x 17'5" (2.62m x 5.31m)
Situated en-bloc. As you enter Mill House Close there is a garage block to the right. Number 24's garage is the last one on the left as you drive in, clearly labelled 24.

Parking
There is a dedicated parking space directly to the front of the property numbered 24, and also the parking space directly in front of the garage, having been assigned by the Management Company. Please verify this with your legal advisors. There is also a number of communal visitor parking spaces as you come into Mill House Terrace on the main side road side of the road.

Note
There is a maintenance/community charge of approximately £600 per annum towards the upkeep of the communal areas, further details on request.

Mobile Phone Coverage
Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

Rights of Way & Covenants
The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

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

Council Tax
Council Tax Band D.

Location
CV32 6AN

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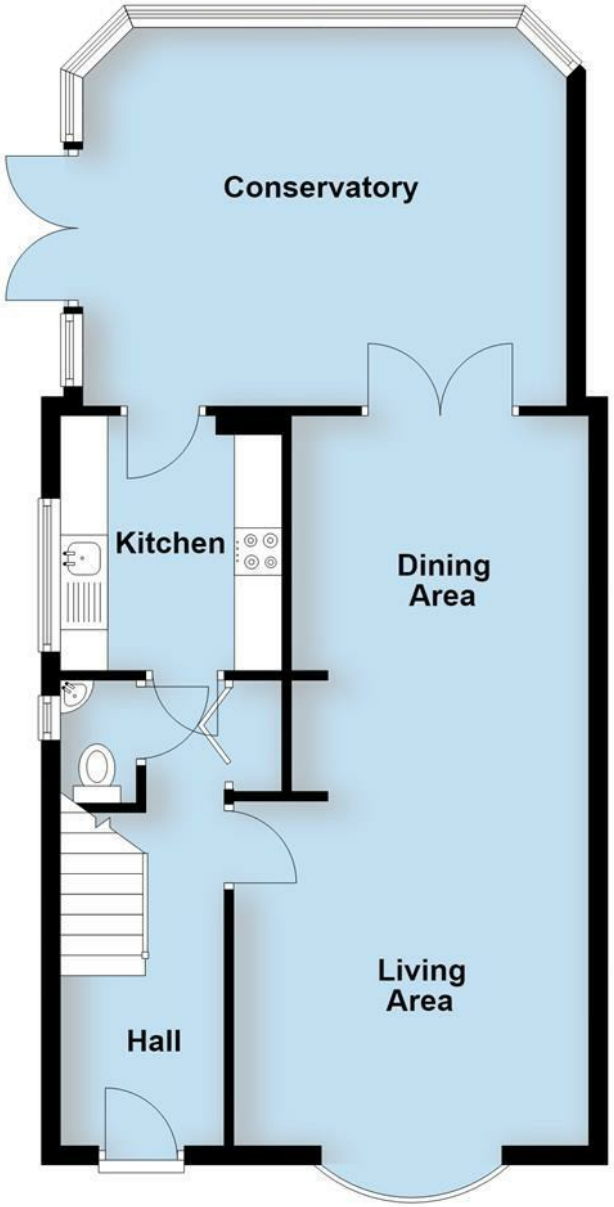
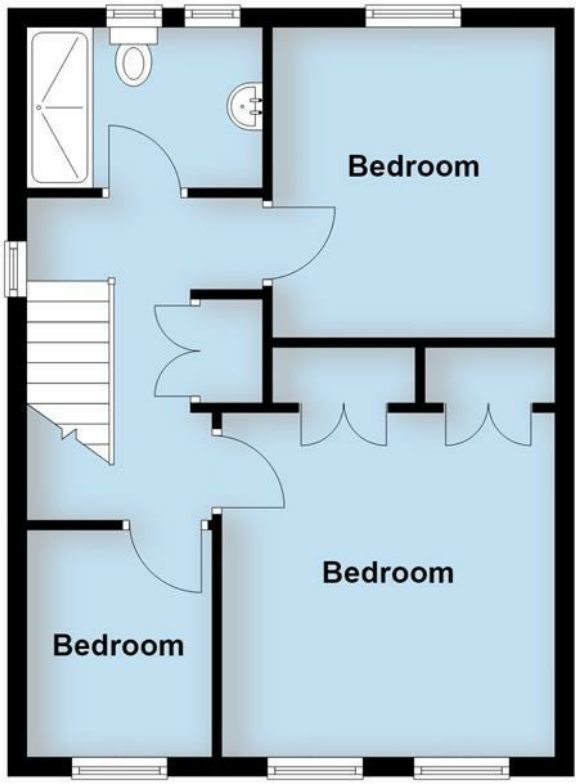
Ground Floor

Approx. 64.0 sq. metres (688.5 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



Total area: approx. 107.0 sq. metres (1151.6 sq. feet)

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

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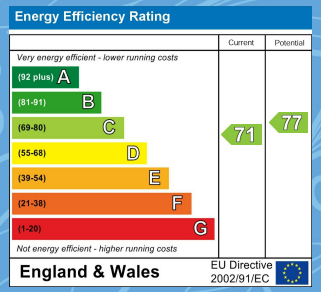
Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com



Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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