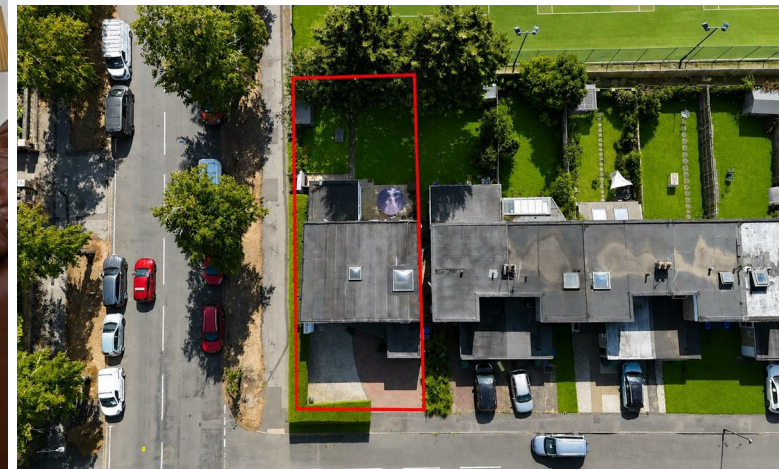


ehB
RESIDENTIAL

Your Property - Our Business

1A, Keswick Green, Leamington Spa



A unique opportunity to acquire a stunning individual contemporary styled detached family residence, providing spacious, well appointed four bedroomed and two bathroomed accommodation, in highly regarded North Leamington Spa location.

[Keswick Green](#)

Is a popular and established cul-de-sac location, situated approximately half a mile from the town centre, close to a good range of local facilities and amenities including local shops on Rugby Road, well regarded schools for all grades, and a variety of recreational facilities including the high regarded

local tennis club. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 1A Keswick Green which is a truly unique opportunity to acquire a stunning, individual contemporary style detached family residence, providing spacious well appointed four bedroomed and two bathroomed accommodation on pleasant corner plot. The property contains a number of notable features, the 38ft through lounge/dining room, separate study, suite to master bedroom and pleasant garden backing onto the tennis club being particularly

noteworthy. The property is offered with NO ONWARD CHAIN, and the agents consider internal inspection essential for this totally unique property to be fully appreciated.

In detail the accommodation comprises:-

[Open Porch](#)

Leads to the...

[Entrance Hall](#)

With wood flooring, downlighters, staircase off, with balustrade, understairs cupboard, radiator.



Cloakroom/WC

With pedestal basin, mixer tap, tiled splashback, low flush WC, radiator, extractor fan.

Inner Hall

With wood flooring, leads to a...

Utility

5'4" x 4'6" (1.63m x 1.37m)

With gas fired central heating boiler, programmer and plumbing for automatic washing machine, and leads to the...

Study

10'9" x 8' (3.28m x 2.44m)

With laminate floor, radiator.

Twin connecting doors to the Reception Hall lead to the...

Impressive Lounge/Dining Room

38' x 16'6" max - 12'3" min (11.58m x 5.03m max - 3.73m min)

Having windows to three aspects including patio doors to rear garden, three radiators, downlighters, TV point.

Fitted Breakfast Kitchen

12' x 13'7" (3.66m x 4.14m)

With range of base cupboards, drawer units, complementary rolled edge work surfaces, tiled splashbacks, high level cupboards, tiled floor, radiator, built in oven and four ring hob unit with extractor hood over, inset single drainer stainless steel sink unit with mixer tap, built-in dishwasher, concealed pelmet lighting and downlighters.

Stairs and Landing

With twin skylights and linen cupboard.



Bathroom/WC

10'3" x 6'3" (3.12m x 1.91m)

With white suite comprising panelled bath, pedestal basin with tiled splashbacks, low flush WC, tiled floor, tiled shower cubicle with electric shower unit, downlighters, extractor fan.

Bedroom

10'3" x 8'9" (3.12m x 2.67m)

With radiator.

Bedroom

11' x 13'7" (3.35m x 4.14m)

Having windows to two aspects, with radiator.

Master Bedroom

15'4" x 11'4" (4.67m x 3.45m)

With radiator, windows to aspects.

En-Suite Shower Room/WC

8'9" x 4'3" (2.67m x 1.30m)

With oversized tiled shower cubicle, integrated shower unit, pedestal basin, low flush WC, chrome heated towel rail.

Bedroom

11'3" x 10'3" (3.43m x 3.12m)

With wall light points, radiator.

Outside (Front)

The property occupies a pleasant corner plot. To the front of the property is principally block paved and gravelled, bounded by mature hedge, with pedestrian side access to...

Outside (Rear)

The rear garden with extensive paved patios, shaped lawn, timber garden shed, well screened by established foliage and close boarded fencing, overlooking the tennis club to the rear.



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 F.

Location

CV32 6NA

Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

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

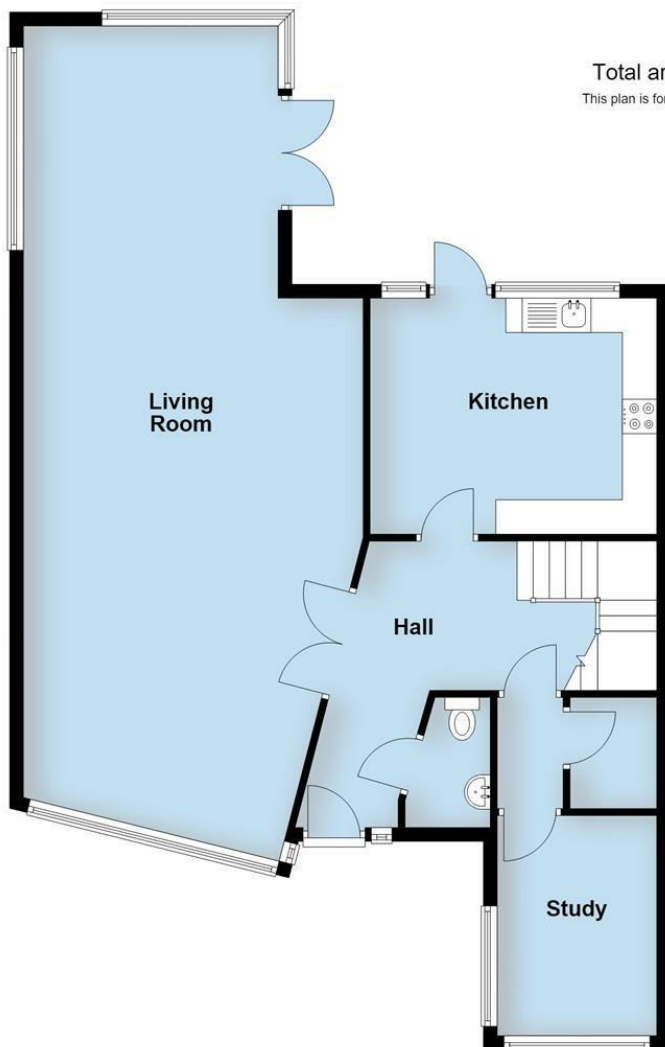
01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Ground Floor

Approx. 92.7 sq. metres (997.5 sq. feet)



Total area: approx. 163.5 sq. metres (1760.3 sq. feet)

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

First Floor

Approx. 70.9 sq. metres (762.8 sq. feet)

