



DERWENT CLOSE, LEAMINGTON SPA, CV32 6PA



7 Derwent Close

*** UNIQUE FAMILY HOME WITH DETACHED ANNEXE ***

A truly special and versatile family home in North Leamington, offering spacious accommodation, beautiful gardens together with a detached one-bedroom annexe.

This extended family home presents a rare and exciting opportunity for those looking for generous living accommodation with the added benefit of a self-contained detached annexe. Having been a much-loved family home for the current owners, the property has provided the perfect setting in which to bring up their family, and they are now ready to hand the keys over to the next owners to enjoy.

THE MAIN HOUSE: On the ground floor the property benefits from a spacious entrance hall, large kitchen breakfast area with pantry and separate boot room/utility. There is a formal front living room with log burner, doors through to formal dining room, a large second living room and a study/office space. On the first floor there are four double bedrooms and two bathrooms. The generous family accommodation could easily adapt to suit a variety of needs whilst having room for everyone to spread out and enjoy this special home.

THE ANNEXE: The detached one-bedroom annexe offers wonderfully flexible accommodation. This could be ideal for multi-generational living, an elderly relative, a dependent family member or perhaps a teenager looking for their own space. Alternatively, it could provide an excellent home office or guest accommodation, depending on the new owner's requirements.

Outside, the property continues to impress. A raised stone patio leads down to a generous, beautifully established West facing private garden. To the front there is a single garage and ample driveway parking.

The property is located in a quiet cul-de-sac close to Beverley Road and The Fairways within easy reach of a number of well-regarded schools and just a short distance from Leamington Spa town centre, with its excellent range of independent shops, cafés, restaurants, and everyday amenities.









Area Overview

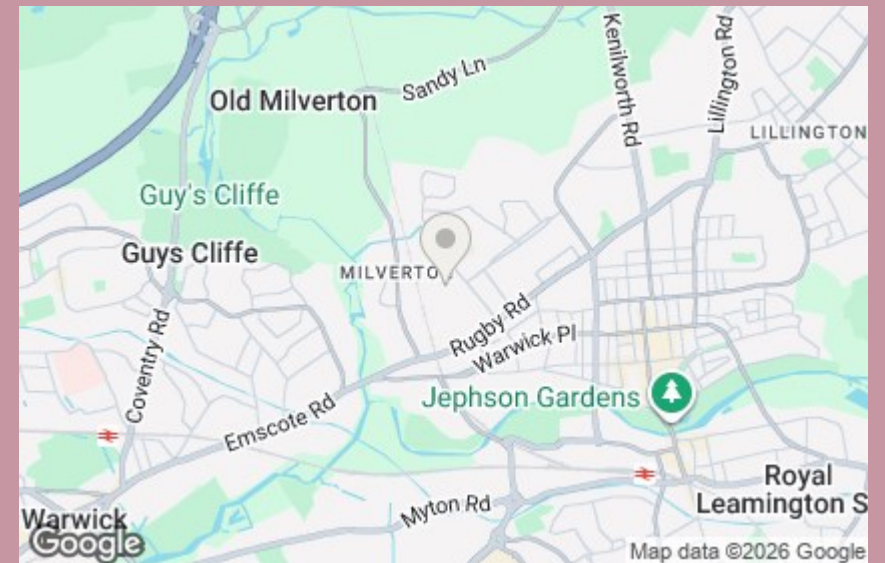
The property is well placed for access to a good selection of local amenities, green spaces, schools and everyday shopping, while Leamington Spa town centre is approximately 15 minutes walk.

The area is particularly well served for schooling, with a number of respected primary and secondary options nearby, including Brookhurst Primary School, Milverton Primary School and North Leamington School. There are also a number of independent and further education options within the wider Leamington and Warwick area.

For commuters, Leamington Spa railway station is readily accessible and provides regular services to Birmingham, Coventry, Oxford and London Marylebone, with direct services to London taking around 1 hour 15 minutes. Local bus services provide convenient connections throughout Leamington, Warwick, Kenilworth and the surrounding area.

Road connections are another major advantage, with the M40 approximately 10 minutes away, providing direct routes towards Birmingham and London, while the A46 offers easy access towards Coventry and Stratford-upon-Avon.

For those travelling further afield, Birmingham Airport is the nearest major international airport and is accessible by both road and rail.





Key Features

- Conveniently situated close to well-regarded schools and Leamington town centre
- Quiet cul-de-sac location
- Spacious family accommodation which could be adapted to suit the next families living requirements
- Self- contained one bedroom annexe – ideal for multi-generational living or dependent relatives
- Three versatile reception rooms plus a Study/Home Office
- Main Residence has four bedrooms and two bathrooms
- Good-sized, established gardens
- Ample driveway parking and single garage



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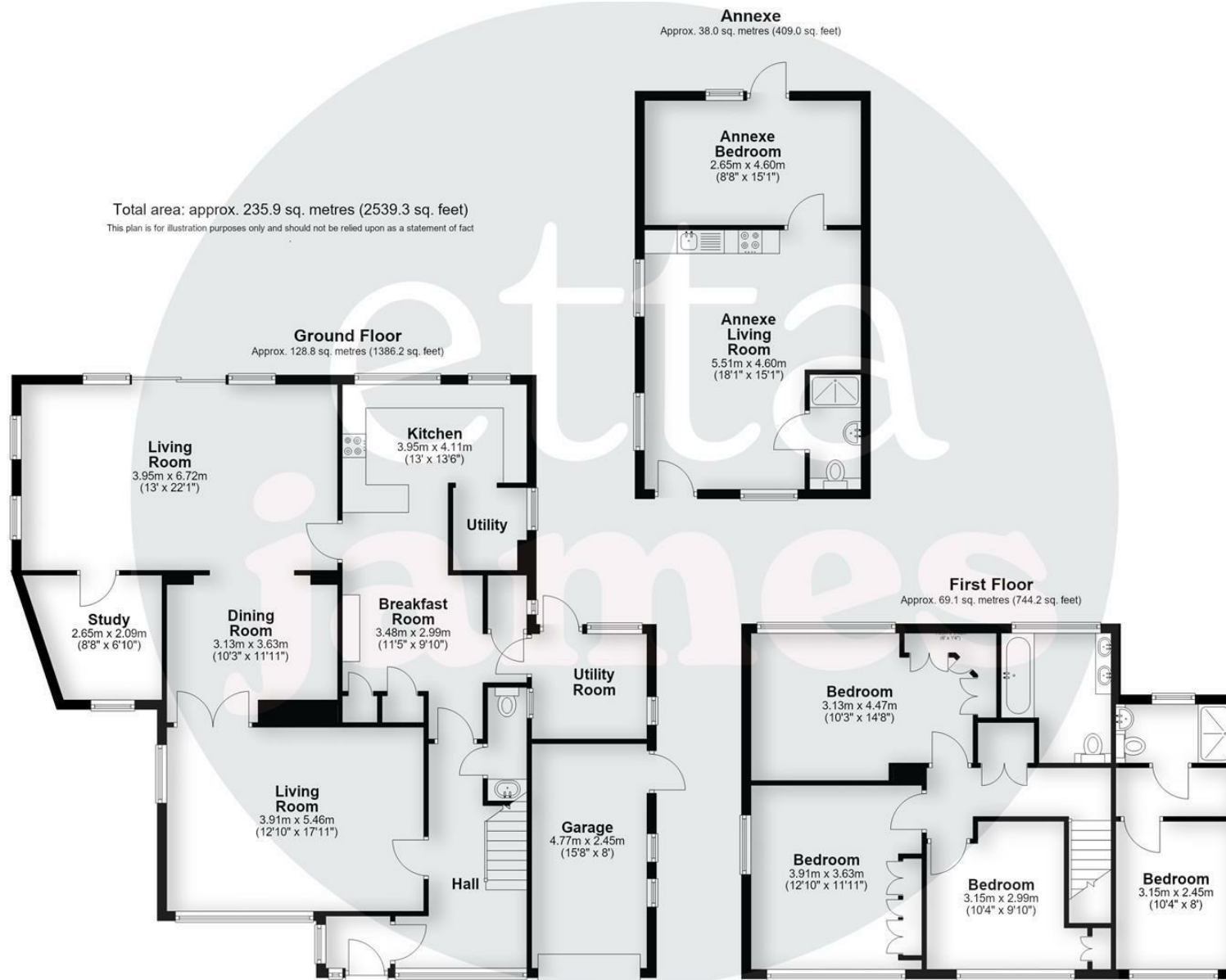
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To book a viewing please call 01926 898080 or email welcome@ettajames.co.uk

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