

# KINGLAND DRIVE

MILVERTON, LEAMINGTON SPA



# THOUGHTFULLY REIMAGINED FAMILY LIVING

KINGLAND DRIVE,,  
MILVERTON, LEAMINGTON SPA  
CV32 6BL

Occupying a prime position on the ever-desirable Kingland Drive in Milverton, this comprehensively extended detached residence offers an exceptional 1,550 sq ft of thoughtfully reimagined family living.

Over recent years, the house has undergone considerable and carefully executed improvements, transforming it into a home of real presence, practicality and style. The scale of enhancement is immediately apparent upon entering the notably spacious reception hall — a welcoming introduction that sets the tone for the generous proportions beyond.

At the heart of the home lies a truly outstanding breakfast kitchen. Dramatically enlarged and meticulously specified, it offers extensive cabinetry, expansive preparation surfaces, high-quality integrated appliances and abundant space for informal dining.

It is a kitchen designed not simply for cooking, but for gathering — equally suited to lively family mornings and sophisticated evening entertaining.





  
HANDLES  
PROPERTY



Flowing seamlessly from the kitchen is a magnificent open-plan, south-facing living space. Bathed in natural light, with bi-fold doors opening directly onto the garden, it effortlessly connects inside and out. A log burner provides warmth and character during the cooler months, ensuring the space feels as inviting in winter as it does uplifting in summer.

Practicality has been thoughtfully considered throughout. The former garage has been expertly converted to create a highly versatile additional reception room — ideal as a playroom, media room, home office or occasional fifth bedroom.

The flexibility of the layout allows the house to adapt as family life evolves.

Upstairs, four genuinely well-proportioned bedrooms provide comfortable and balanced accommodation, supported by well-appointed bath and shower facilities. The overall feeling is one of space without excess — a home that feels substantial yet entirely manageable.



Kingland Drive enjoys a quiet, established residential setting within highly sought-after North West Leamington Spa — long favoured for its strong community atmosphere, excellent schooling and proximity to open countryside. From here, leafy walks are moments away, while Leamington's elegant Regency town centre offers a refined yet vibrant lifestyle: independent cafés, acclaimed restaurants, boutique

retail, beautiful parks and a thriving creative and tech scene. Direct rail services to London Marylebone and straightforward access to the M40 further enhance its appeal for commuters.

A rare opportunity to acquire a significantly improved and beautifully balanced family home in one of Leamington Spa's most desirable neighbourhoods.



## KEY FEATURES

Substantially **extended detached** family residence

Approximately 1,550 sq ft  
of **enhanced accommodation**

**Prime** Milverton position  
in North West Leamington Spa

**Quiet, established and highly regarded**  
residential address

**Impressive**, enlarged reception hall  
**creating an immediate sense of space**

**Spectacular breakfast kitchen** — extensively  
fitted and superbly equipped

Expansive work surfaces and **generous**  
**storage** throughout the kitchen

**High-quality integrated appliances**

**Ample space** for informal family dining

**Magnificent open-plan south-facing living area**

**Bi-fold doors** opening directly onto the garden

**Feature log burner** creating warmth and character

**Exceptional natural light** throughout  
the principal living spaces

Expertly converted garage providing  
**versatile additional reception room**

**Ideal playroom, media room, home office**  
**or occasional fifth bedroom**

**Four genuinely well-proportioned bedrooms**

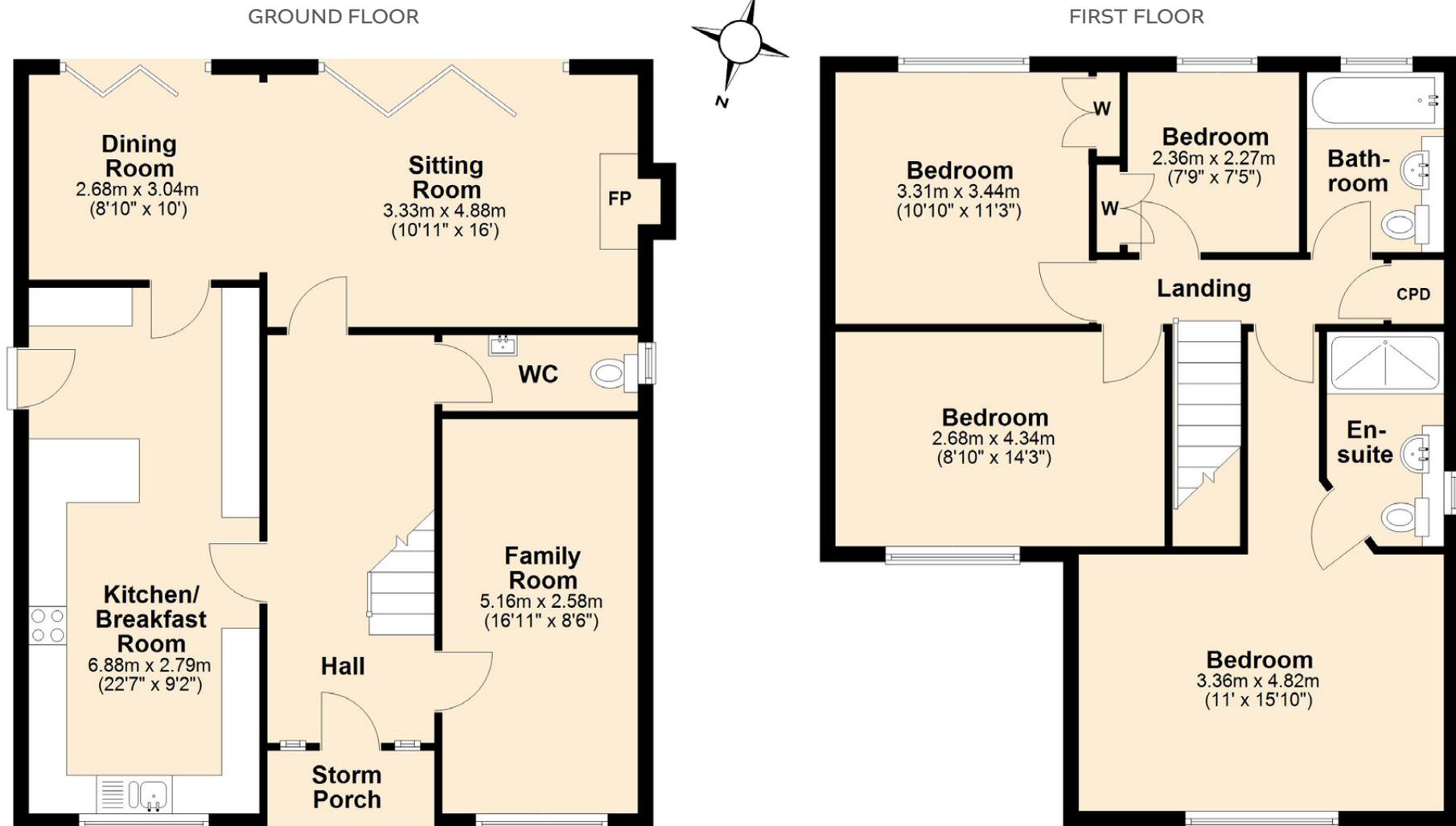
**Well-appointed family bath and shower facilities**

**Flexible layout** designed to evolve with family life

**Close** to highly regarded primary  
and secondary schools

**Walking distance to countryside routes**  
and easy access to Leamington town centre,  
rail links and the M40

# FLOOR PLANS & DIMENSIONS



Total area approx:

Ground Floor: 77.6 sq. metres. (835.4 sq. feet)

First Floor: 67.0 sq. metres. (721.0 sq. feet)

Total Area: 144.6 sq. metres. (1556.3 sq. feet)

Illustration only and not to scale.

## Handles Property

8A Regent Street,  
Leamington Spa,  
CV32 5HQ

**01926 354 400**

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