



Lynden

BIRMINGHAM ROAD, WARWICK, CV34 5XW

Keri Robinson

The **Leamington & Warwick** Property Expert



Lynden, Birmingham Road

Offers Over £875,000

Occupying a convenient position on the outskirts of Warwick, Lynden is an impressive detached family home offering spacious and versatile accommodation, a self-contained annexe, generous parking all within easy reach of excellent transport links and local amenities.



*To see video, legal pack and
more information scan QR code*



Benefitting from a stunning rear garden with a large outdoor building which houses a cinema room or ideal as a home office or gym, complete with shower room. In addition a self-contained annexe and off-road parking for six or more cars, this home offers a wealth of flexibility.

Property at a glance

- Outstanding Family Home In Convenient Location
- Cloakroom/WC, Kitchen, Superb Dining Room
- Large Sitting Room, Study
- Four Bedrooms, First Floor Utility (Formerly A Bedroom), Three Bathrooms
- Excellent Self Contained One Bedroom Annexe With Its Own Access
- Superb Rear Garden, Outdoor large cinema room With Shower Room
- Off road parking For Six or more Cars
- Huge Flexibility Throughout - A Home That Must Be Seen
- EPC Rating - D





Ground Floor

Upon entering, the oak framed porch provides access to the tiled entrance hall which has stairs rising to the first floor and access to a cloak cupboard and WC. The kitchen has granite work tops, a central island with breakfast bar, range electric oven with gas hobs, integrated oven/microwave and wine fridge, space for a large American fridge/freezer, a window to the rear and door to the side.

The large sitting room offers a large amount of space and features a wood burning stove and has a window to the front which provides excellent natural light, double doors to the hall and leading into the dining room making a large through room. The dining room is the perfect place for formal occasions with space for a table to seat ten guests. There is a lovely seating area and a door to the side. Completing the ground floor accommodation is the study with fitted shelving which is ideal for anybody who wishes to work from home.

First Floor

To the first floor, the landing has a useful storage cupboard, stairs rising to the second floor, and a window to the side. There is an excellent utility room which could be reinstated as a bedroom but provides superb convenience, allowing the owner to keep all of the washing and drying facilities on the first floor, including two hot cupboards. There is space for a washing machine and tumble dryer appliances and hot cupboards, ideal for quick drying.

The feature bedroom is very spacious and has built in wardrobes, a window to the rear and access to the en-suite shower room. The guest bedroom has a window to the front and also benefits from an en-suite shower room. The third bedroom on this floor is double in size, has built in wardrobes and a window to the front elevation. The superb family bathroom has a freestanding bath, a separate double shower and his and hers sinks with WC.



Second Floor

To the second floor, the wonderful loft conversion provides the home with another good sized bedroom which has built in wardrobes, further storage and windows to the front and rear.

Annexe

The annexe is ideal for a teenager suite, potential income, or is perfect for an elderly relative to live close to family whilst maintaining their own independence. With its own access to the front and rear, the annexe has its own Nest heating system and features a kitchen with electric integrated hob and single oven with extractor over, fridge/freezer and space for appliance. There is also an opening window to the side.

The sitting room has a cupboard which houses the boiler and water tank, along with a window and door to the front. The good sized bedroom has built in wardrobes, French doors to the garden. There is a separate shower room with a double shower cubicle, wash hand basin and WC. The annexe can be accessed by its own external door but also has a connecting door to and from the main house.

Outside

The outstanding rear garden is of a good size, is mainly laid to lawn and has a lovely sun terrace, ideal for alfresco dining. There are immaculate hedges and borders with gated access to the driveway. Another wonderful feature is the large outdoor cinema room which could be used as a home office but would be a perfect gymnasium and features a shower room with WC.

To the front of the property, the driveway provides off-road parking for around six cars. A truly beautiful family home with so much flexibility which must be viewed to be appreciated. separate double shower and his and hers sinks with WC.



The Seller's View

We chose to purchase this property because it offered an excellent combination of practical, family and lifestyle benefits. Its convenient location, within walking distance of the railway station, provides easy access to London, while the nearby motorway network makes travel by road straightforward. The property also gave us the opportunity to create a self-contained annexe, allowing our elderly mother to live close by while maintaining her independence. The location also provided our daughter with convenient access to Kings High School for Girls. We have thoroughly enjoyed living here and it has served our family exceptionally well over the years. However, as our circumstances have changed, the property is now simply too large for the two of us. We feel the time is right to move on and allow another family to enjoy everything this flexible home has to offer.



Directions

Birmingham Road enjoys a highly convenient position with excellent transport connections. From the M40, leave at Junction 15 and follow the A429 towards Warwick before joining the A4177 Birmingham Road. Continue along Birmingham Road, where the property will be found on the left-hand side. Warwick Parkway railway station is just a short drive away, providing regular services to Birmingham, London and beyond, whilst the nearby M40 offers straightforward access to the Midlands, Oxford and the South East. Warwick town centre and Royal Leamington Spa are also within easy reach, making this an ideal location for commuters and those seeking excellent connectivity.

Services

Main water, gas, electric and drainage.

Tenure

Freehold

Local Authority & Tax Band

Warwick District Council
Royal Pump Rooms, The Parade, Royal Leamington Spa, CV32 4AA
www.warwickdc.gov.uk
Tel 01926 450000
Tax band - F

Viewing Arrangements

Viewing strictly by appointment.
keri.robinson@thepropertyexperts.co.uk

Amenities/Distances

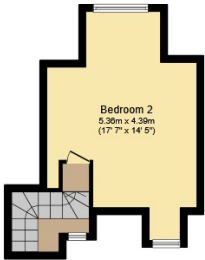
- Warwick Town Centre - 1.2 miles
- Primary Schools - 0.7 miles
- Warwick Parkway Train Station - 0.3 miles
- Motorway Links - 2.0 miles (M40 Junction 15)
- Airport - 16 miles (Birmingham Airport)
- Nearest Towns - Royal Leamington Spa 3 miles,
- Kenilworth 7 miles
- Bus Station - 1.2 miles
- University of Warwick - 7 miles
- Warwick Hospital - 1.8 miles



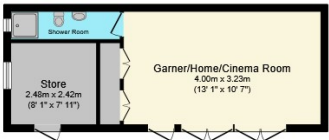
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 294.1 m² (3,166 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

AGENTS NOTES
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		



About the Area

Warwick

Steeped in history yet perfectly suited to modern living, Warwick offers an enviable blend of heritage, independent shopping, riverside walks and excellent leisure facilities. The town is renowned for its welcoming atmosphere, highly regarded schools and superb transport connections, making it a popular choice for families, professionals and commuters alike.

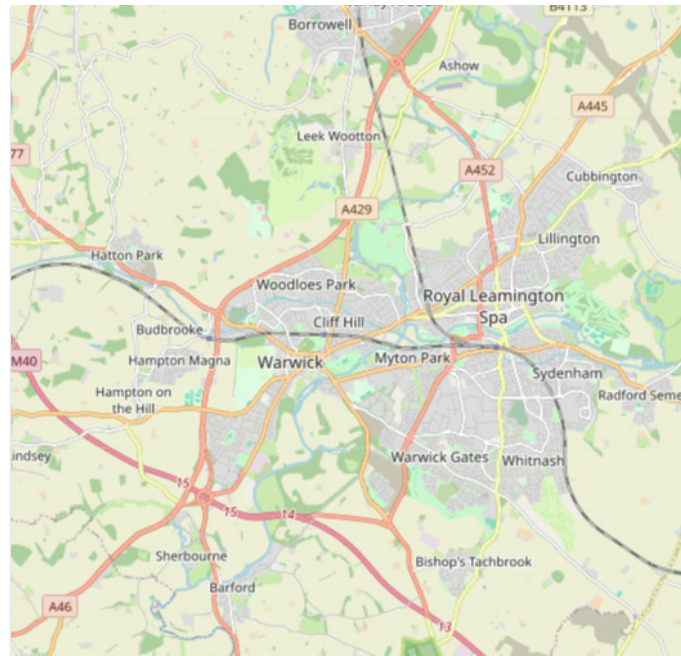


Warwickshire

Warwickshire is a county celebrated for its picturesque countryside, charming market towns and rich cultural heritage. Offering an exceptional balance of rural beauty and everyday convenience, it provides excellent road and rail links, outstanding recreational opportunities and easy access to major centres including Birmingham, Coventry and Oxford, making it a highly desirable place to call home.



Plot Size: Ask agent



12,000 mortgages from over 90 lenders

The mortgage market is ever changing and your circumstances are unique. To find out how much you can borrow, what the costs are likely to be and what the monthly repayments are please contact:

The Mortgage Experts on
0333 1883 480 or
email mortgage.experts@mab.org.uk



Scan the QR code
to see our mortgage
calculator

Visit www.mortgageadvicebureau.com for evidence. Your home may be repossessed if you do not keep up the payments on your mortgage. We are authorised and regulated by Mortgage Advice Bureau, who are authorised and regulated by the Financial Conduct Authority. There may be a fee for mortgage advice. The exact amount will depend on your circumstances, but a typical fee is £495 and will not exceed 1% of your loan amount.

Keri Robinson

The **Leamington & Warwick** Property Expert

📞 07366 235314

🌐 thepropertyexperts.co.uk

✉ Keri.Robinson@thepropertyexperts.co.uk

Why choose The Property Experts to sell your property

- Dedicated personal agent, so you have one point of contact from start to finish
 - Available 7 days a week, evenings and weekends for your convenience
 - Dealing with a limited number of clients to give you a more personal service
 - An expert in marketing to provide the widest exposure to potential buyers
 - Trained in negotiation to extract the highest offer from buyers
 - Resulting in the maximum price for the seller and a smooth transaction
-

***“Having dealt with Keri at The Property Experts recently,
I can only describe her as a breath of fresh air!***

***Her local knowledge is excellent and she clearly cares
about, and understands the house selling process fully.***

***Thank you so much for all of your help and I would have no
hesitation in recommending you to friends and family!”***

Michael



Scan QR code
to follow me on
social media

