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RESIDENTIAL



28, Church Hill, Leamington Spa

**£2,600 Per
Month**



An outstanding opportunity to rent an impressive Regency townhouse with substantial five bedroomed accommodation arranged over two floors which has been subject to complete modernisation and extension, successfully integrating a high level of modern appointment with much of the property's original character, in this highly favoured town location.

The Property
Is an impressive Regency townhouse of style and character which is believed to originally date back to 1850, retaining many of the original features which include picture rail, ceiling cornices, original sash windows, skirtings etc which have been successfully integrated into the general modernisation of the property along with a high level of modern appointment throughout. A particular feature is the extended open plan living kitchen with twin atrium roof light feature within the impressively fitted kitchen. The property also features a charming walled rear garden and is offered to an exceptional standard of presentation throughout. The agents consider internal inspection to be essential for the level of appointment, character and proportions to be fully appreciated.

In further detail the accommodation comprises:-

Reception Hall
With timber panelled entrance door with glazed panel over and two each side, with polished timber floor, staircase off, turned balustrade, coved cornice, two cast iron period style radiator, arched window feature.

Drawing Room
21'3" x 17'1" (6.48 x 5.21)
With period marble fireplace with wood burner, sash and shuttered bay window, coved cornice, picture rail, alcove with fitted shelves, period style radiators, polished timber flooring.

Dining Room
21'3" x 14'9" (6.48 x 4.50)
With brick fireplace with mantel and tiled hearth, polished wood flooring, two period style radiators, coved cornice, picture rail, sash window and French style door leading to...

Open Plan Living Kitchen
27'8" x 22'3" (8.43 x 6.78)
With slate floor, under floor heating, two atrium roof features flanked by down lighters, twin French doors and side panels to rear garden, period style radiator, extensive range of base cupboard and drawer units with laminated timber work surfaces and returns, matching island unit, Leisure range with tiled splash back, extractor hood over, adjoining three quarter height unit, concealed pelmet lighting, twin bowl porcelain sink unit with mixer tap, built in dishwasher and further corian work surface with cupboards over. Access to...

Three Chambered Basement
With original wine racking.

Rear Hall
With access to rear garden.

Refitted Cloakroom/WC
With low flush WC, pedestal basin, tiled splash back, chrome heated towel rail, gas fired central heating boilers.

Utility Room
10'3" x 7'6" (3.12 x 2.29)
With cupboard and drawer units, rolled edged work surfaces, single drainer stainless steel sink unit with mixer tap, high level cupboards, brand new washing machine and separate tumble dryer, stone flooring and radiator.

Stairs and Landing
With turned balustrade, sky light.

Bedroom One
17'5" x 16'7" (5.31 x 5.05)
With shuttered sash bay window, double built in wardrobe with hanging rail and shelf, two radiators, picture rail.

Bedroom Two
15'0" x 12'9" (4.57 x 3.89)
With cast iron period fireplace, double built in wardrobe, hanging rail and shelf, coving to ceiling, radiator, sash window overlooking the rear garden.

Bedroom Three
11'10" x 11'5" (3.61 x 3.49)
With cast iron period fireplace, double built in wardrobe and shuttered sash window.

Refitted Bathroom/WC
9'10" x 8'0" (3.00 x 2.44)
Being half tiled with ball and claw stand alone bath with mixer tap, shower attachment, pedestal basin, low flush WC, chrome heated towel rail, tiled walk in shower cubicle with integrated shower unit.

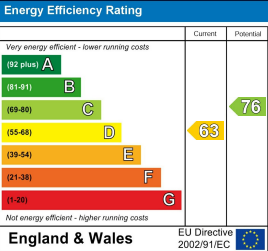
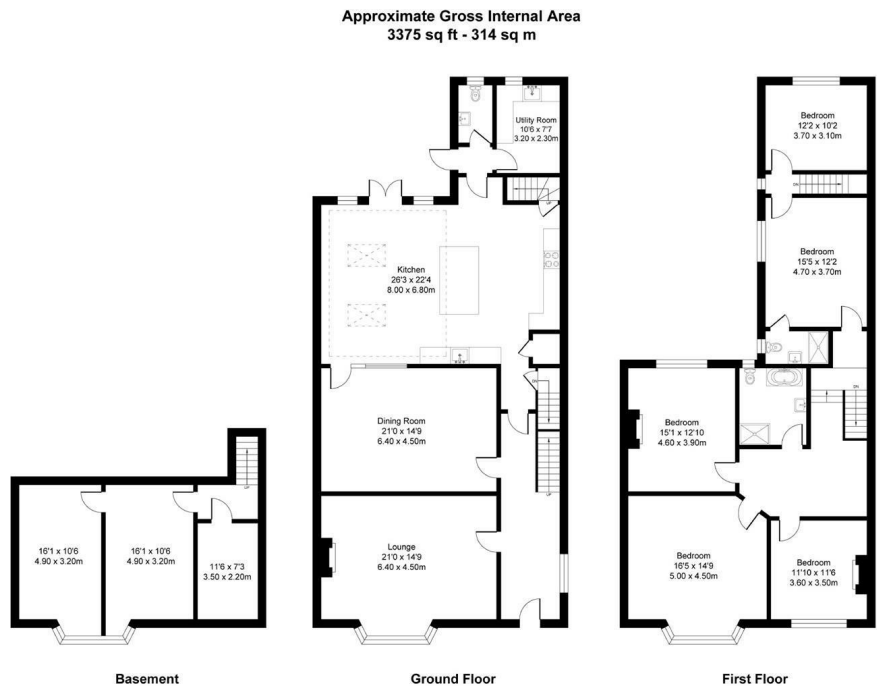
Bedroom Four
15'4" x 12'1" (4.67 x 3.68)
With radiator, sash window, period fireplace with alcove, fitted shelves and access to...

Second Staircase
With radiator.

Bedroom Five
12'1" x 10'3" (3.68 x 3.12)
With period fireplace, radiator, sash window.

En-Suite Shower Room/WC
With tiled shower cubicle, integrated shower unit, wash hand basin with mixer tap, tiled splash back, low flush WC, chrome heated towel rail.

Outside
To the front of the property is block paved to provide good sized off road car parking facility with railings and gate. The rear garden is beautifully landscaped, being walled with paved patio, raised flower borders, extensive shaped lawn flanked by established hedge, further paved area, timber garden shed and adjoining garden store with pedestrian access.



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