



ESTATE AGENT  
IN KENILWORTH

JULIE PHILPOT  
RESIDENTIAL



## Bryansford | 38 Lillington Road | Leamington Spa | CV32 5YZ

A traditional and stylish Victorian turn of the century semi detached villa providing generous sized flexible accommodation for family living with five double bedrooms and a teenage/guest suite providing a double bedroom, sitting room and kitchenette. There are five spacious reception rooms, with many superb and original period features. To the outside is a delightful walled rear garden enjoying a high degree of privacy which adds to the overall appeal of this classical design character home which must be viewed.

**£1,250,000**

- Large Double Front Semi Detached Villa
- Five Bedrooms & Teenage/Guest Suite With Double Bedroom & Sitting Room
- Five Reception Rooms
- 1,000sq ft Cellar & Driveway Parking



## PROPERTY DESCRIPTION

Bryansford is a delightful Victorian property dating from 1900 with, as mentioned, great flexibility in design in order to offer multi-generational living with the capacity for up to seven double bedrooms depending upon on how a family chooses to live in this super home. There are numerous period features to include original floorboards, high ceilings, sash windows, deep skirtings, several fireplaces, ceiling covings, ceiling roses, cornicing and a lovely original staircase to all floors this family home must be viewed to be fully appreciated.

The principal reception rooms include a large and stylish formal lounge with dual aspects, a separate dining room and a homely family/tv room along with the kitchen/breakfast room and garden room off. The walled rear garden is just delightful being primarily lawned with mature trees and shrubs plus a high degree of privacy.

On the first floor are five double bedrooms, the master with a walk in dressing room with potential to create an en-suite (subject to obtaining permissions and consents). The family bathroom is large with a walk in shower and space to add a freestanding bath if desired. On the second floor is where teenagers/guests are easily accommodated with a double bedroom, sitting room and kitchenette therefore providing some independence from the main family. There is also the second bathroom on this floor. The 1,000 sq ft basement has further development potential, at present there are two chambers ideal for storage and an additional boiler room.

## LOCATION

Lillington Road is one of the most prime residential locations in Royal Leamington Spa, located just slightly to the north of the town centre yet within an easy walk to all the excellent bars, shops, restaurants Jephson Gardens and Newbold Common. For schools there are a variety of well established primary and secondary schools including both state and private sector. For commuters the mainline Train Station is 1.3 miles away with regular services between Birmingham and London Marylebone Station. The M40 is easily accessible as is the A46. Local popular towns including Warwick 2.8 miles, Kenilworth 4 miles and Stratford Upon Avon 15 miles are all easy to travel to. (All distances are approximate)

## STAINED GLASS FRONT DOOR TO

### IMPRESSIVE ENTRANCE HALL

With solid wood flooring and elegant staircase to first floor. To the rear of this main entrance hallway is a second hallway with side entrance door and a second staircase to the first floor.

### LOUNGE/DRAWING ROOM

30' 5" x 14' 10" (9.27m x 4.52m)

An elegant room which can easily also be used as two separate areas, perfect for entertaining. Sash windows and fireplaces.

### DINING ROOM

21' 2" x 14' 9" (6.45m x 4.5m)

With sash bay windows and fireplace.

### FAMILY ROOM

13' 5" x 13' 4" (4.09m x 4.06m)

An ideal family room located to the rear with fireplace.

### CLOAKROOM

With w.c and wash basin.

### KITCHEN/BREAKFAST ROOM

21' 5" x 10' 5" (6.53m x 3.18m)

Having a range of Harvey Jones kitchen units, Belfast sink, granite worktops and Rangemaster range cooker. Space for dining table and chairs and open access into:

### GARDEN ROOM

12' 0" x 11' 4" (3.66m x 3.45m)

With double doors leading to the rear garden.

### FIRST FLOOR

#### MASTER BEDROOM

17' 10" x 14' 10" (5.44m x 4.52m)

With fireplace and door to:

#### WALK IN DRESSING ROOM

Providing plenty of space for wardrobes. This room offers the opportunity to also become an en-suite bathroom if a new owner would prefer. (Subject to permissions and consents).

#### DOUBLE BEDROOM TWO

21' 2" x 13' 4" (6.45m x 4.06m)

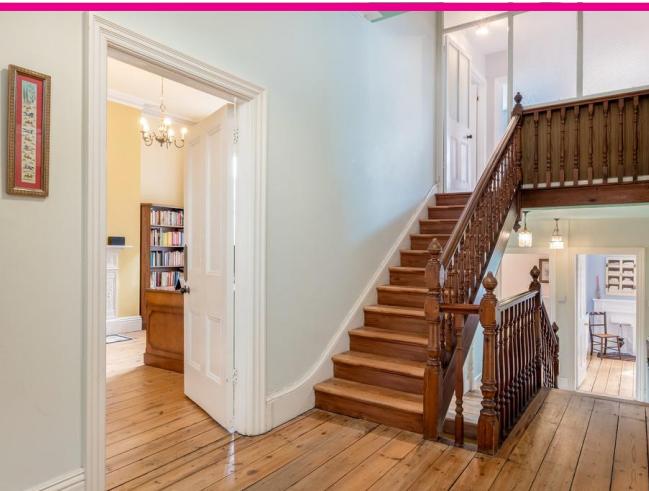
With feature fireplace.

#### DOUBLE BEDROOM THREE

14' 10" x 13' 4" (4.52m x 4.06m)

With rear garden views.





### DOUBLE BEDROOM FOUR

13' 5" x 13' 4" (4.09m x 4.06m)

With fireplace.

### DOUBLE BEDROOM FIVE

10' 5" x 10' 4" (3.18m x 3.15m)

Located to the rear, currently used as a home office/study.

### LUXURY BATHROOM

A large bathroom with a walk in shower and vanity wash basin. There is also space and plumbing for a traditional Victorian style freestanding bath to be fitted if so desired.

### CLOAKROOM

With w.c. and wash basin.

### SECOND FLOOR - TEENAGE/GUEST AREA

The accommodation in this part of the main house can also provide independence for guests or teenagers, equally it can also provide bedrooms six and seven if chosen to be used in that way.

### DOUBLE BEDROOM SIX

10' 5" x 10' 5" (3.18m x 3.18m)

With garden views.

### SITTING ROOM/DOUBLE BEDROOM SEVEN

10' 5" x 10' 4" (3.18m x 3.15m)

This room can be a double bedroom, or it can be a reception/tv room for guests/teenagers.

### SHOWER ROOM

With shower, w.c and wash basin.

### KITCHENETTE/UTILITY

Ideal for use as a small kitchen for guests on this floor. Currently used as a utility area.

### OUTSIDE

#### PARKING

to the front is driveway parking with wrought iron railings and a gate.

#### REAR GARDEN

What a delightful walled garden this is, enjoying a high degree of privacy with well stocked and well tended shrubbery borders, fruit trees, ornamental trees and lawn. This is very much an additional feature to the home.



## Tenure

Freehold

## Council Tax Band

G

## Viewing Arrangements

Strictly by appointment

## Contact Details

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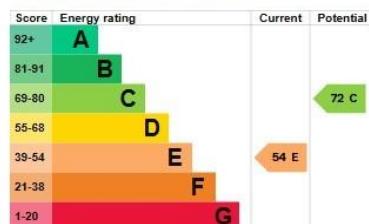
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60