

Peter Clarke

IN ASSOCIATION WITH

Winkworth



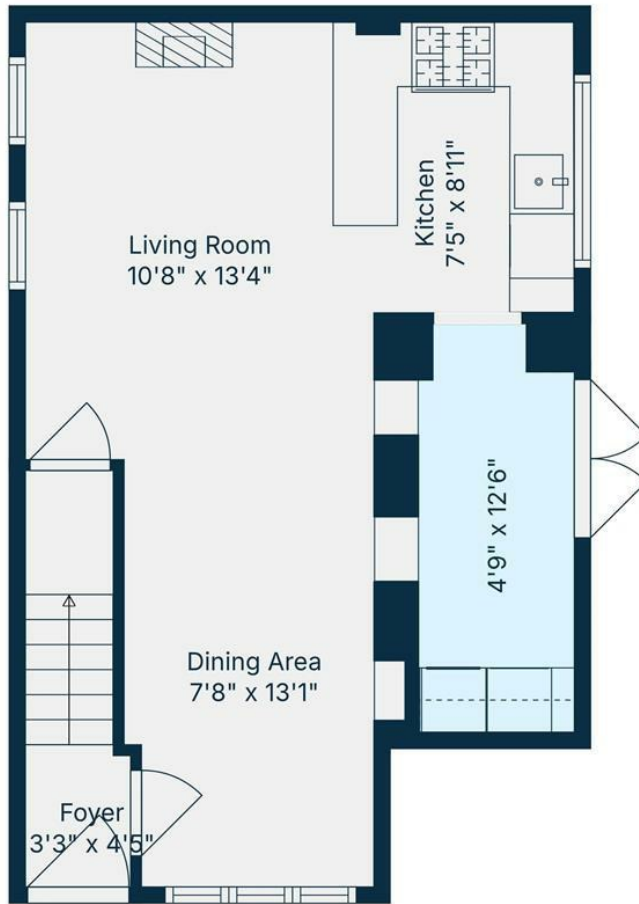
The Coach House, 2a Mill Street, Leamington Spa, Warwickshire, CV31 1ES

On entering the property, a welcoming entrance foyer leads through to an impressive open-plan living and dining space. This generous room forms the heart of the home, offering clearly defined areas for both relaxing and entertaining. The dining area sits comfortably to the front, while the living space extends towards the rear, enhanced by exposed brickwork and architectural detailing that nods to the building's heritage.

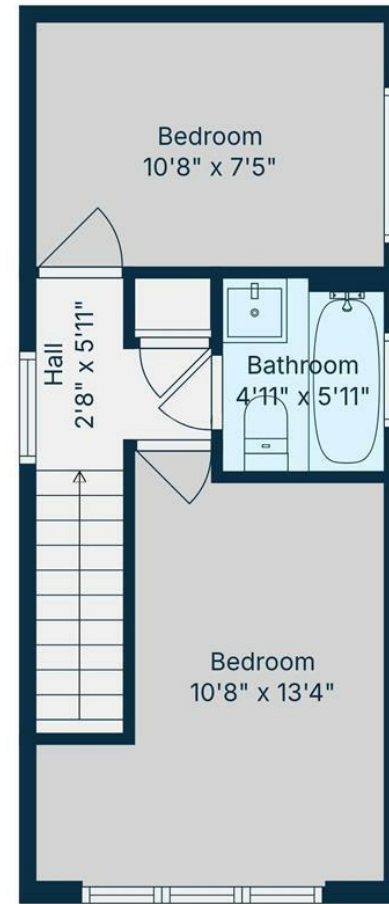
The kitchen is positioned open-plan yet neatly defined, fitted with contemporary cabinetry and timber worktops. There is ample storage and preparation space, integrated oven and hob, and room for further appliances. A window above the sink provides natural light, and the layout works particularly well for modern living and entertaining. A dining/study space opens via double doors to the rear garden terrace, and houses the utility cupboards to the side.



Offers Over £350,000



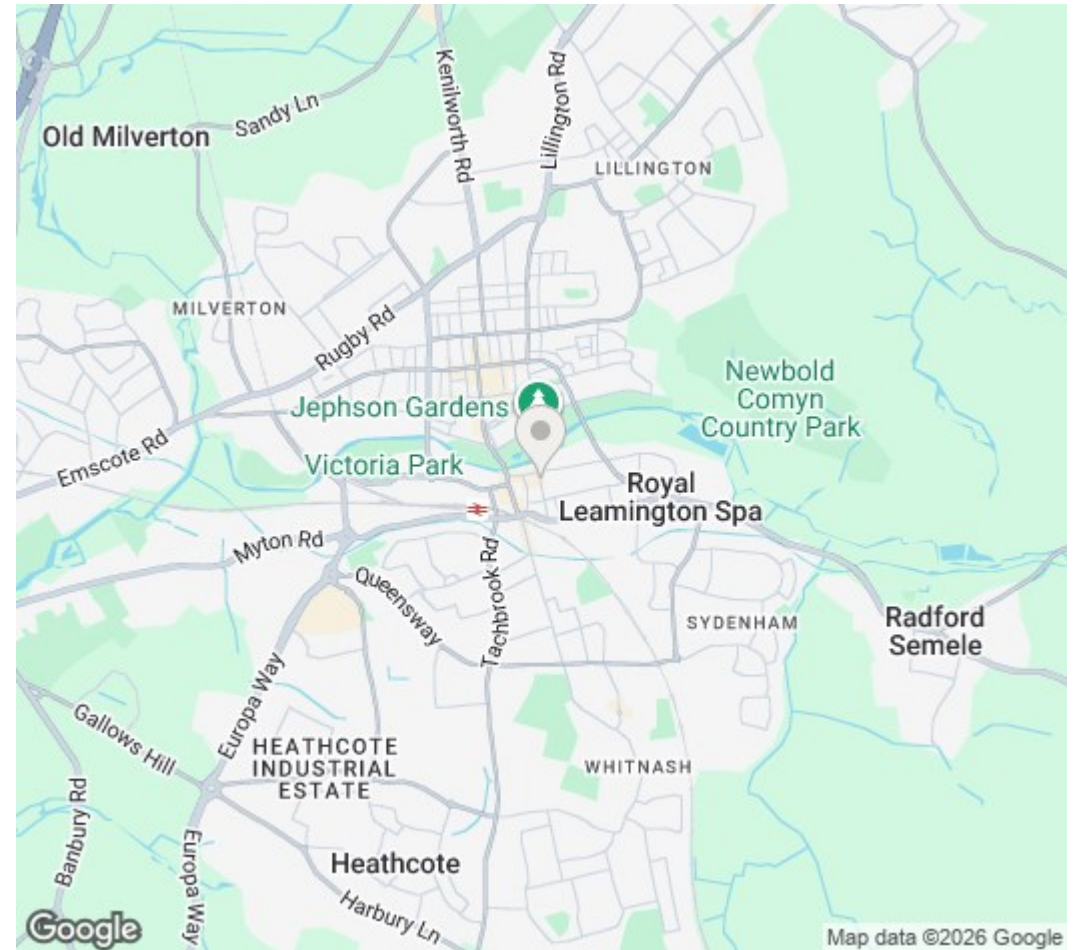
1st Floor



2nd Floor

**TOTAL: 697 sq. ft**  
 1st floor: 415 sq. ft, 2nd floor: 282 sq. ft  
 EXCLUDED AREAS: WALLS: 82 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, Warwickshire, CV31 3NY  
01926 429400 | [leamington@peterclarke.co.uk](mailto:leamington@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



Peter Clarke

IN ASSOCIATION WITH Winkworth