

THE GARDEN HOUSE, LEAMINGTON SPA CV32 6JB



AN INDIVIDUAL AND UNIQUE DETACHED HOME IN A PRIME NORTH LEAMINGTON LOCATION.

- NO CHAIN
- DETACHED
- SOUTH ASPECT WRAP AROUND GARDEN
 - PRIVATE DRIVE WITH SECURITY GATES
 - MULTIPLE COURTYARD AREAS
- 4 BEDROOMS 2 EN-SUITE (2 EN-SUITE, ONE SHOWER ROOM)
 - SITTING ROOM AND DINING/CONSERVATORY AREAS
 - BREAKFAST KITCHEN AREA WITH UTILITY
 - GARAGE AND CLOAKROOM
- PRESTIGIOUS LOCATION WITHIN WALKING DISTANCE OF THE TOWN CENTRE

4 BEDROOMS

PRICE GUIDE £950,000

An outstanding four bedroom detached garden house, located on the Kenilworth Road, North of Leamington Spa town centre.

A sublime example of individual and unique architecture, with this property being built with sublime style by a local resident to the town in 1987. The property has many redeeming features, which make it truly one of a kind. It was built in old bricks and has a wrap around garden, complimented by an array of individual courtyards. Being south facing, the garden area is a real sun trap at all times of the day.

What is noticeable immediately, is the brightness of this home. With further examination, it benefits from an abundance of windows. On the ground floor you can in all areas get a view of the stunning wrap around garden, whilst upstairs amazingly has a VELUX window in each room.

There are three bathrooms, including two En-suite bedrooms. A stunning dining area with exposed brickwork, cosy but very spacious living room and a lovely breakfast kitchen area are sure to mesmerise.

It's location is certainly one of a kind, and be sure to look out for our board so you do not miss the house. It is tucked away, way back from the main road, behind the apartments that face the road. It certainly makes it a hidden gem and those who have lived in the area for many years, may still be surprised to learn of this property.

The Garden House enjoys a lot of privacy and a notable benefit is that it is not over looked at any angle.

The approach has a spacious driveway with security gates, allowing for extra privacy. There is a right of way for a turning area back out of the driveway.

This is a one of a kind property and we are marketing with no onward chain.

Front

The property is approached by it's own private driveway with security gates. Access here to the garage and front door. The driveway is large enough for multiple cars.

Entrance Hallway 16'3" x 12'4" (4.97 x 3.76)

The property is greeted with this very generous sized entrance, giving access to the first floor stairs, lounge, dining and kitchen areas, as well as the cloakroom. Plenty of space for seating and built in storage areas. There is a door leading to the inner courtyard area.

Lounge 21'6" x 18'8" (6.57 x 5.70)

A tranquil and cosy setting, which benefits from having double glazed windows on both sides and front elevation. With a feature fire and radiator.

Dining Room 18'7" x 10'11" (5.68 x 3.35)

A stunning dining area, which again has double glazed windows to all aspects, and exposed brick work, giving the room a sophisticated edge. A grand VELUX window allows for further light into this brilliant area.

Breakfast Kitchen 18'4" x 16'10" (5.60 x 5.14)

This breakfast kitchen area has a bright and airy setting, with a superb outlook onto two of the courtyards. Double glazed windows to both side aspects look onto the inner courtyard space and one of the garden courtyards. There are sliding doors into both. Plenty of space for a dining room table and chairs, whilst there is a kitchen island which has storage compartments within it. The kitchen worktop has multiple storage compartments above and below.

Utility 11'1" x 4'8" (3.40 x 1.44)

Utility area which has a door leading into the inner courtyard. A double glazed window frames the courtyard. There is space for all white goods.

Cloakroom 5'4" x 4'9" (1.63 x 1.47)

With spotlights to ceiling, heated towel rail, low level WC and wash basin.

First floor landing

This is a spacious landing, which has a large VELUX window and spotlights to the ceiling, as well as loft access and a linen cupboard.

Bedroom One 17'7" x 13'3" (5.37 x 4.06)

This elegant main bedroom, has two VELUX windows as well as double glazed windows to the front aspect. With fitted wardrobes, spotlights, radiator and TV Points.

En-Suite 5'8" x 5'4" (1.75 x 1.65)

En-suite bathroom with a walk in shower, spotlights to ceiling, heated towel rail, low level WC, sink and a further VELUX window.

Bedroom Two 10'9" x 9'4" (3.28 x 2.85)

With an En-Suite, Velux window, radiator, light point and two storage cupboards.

En-suite 8'9" x 7'5" (2.67 x 2.28)

With bath, VELUX window, radiator, light point, WC, sink, 2 small cupboards and dressing area.

Bedroom Three 10'1" x 9'5" (3.09 x 2.89)

With a VELUX window, light point and radiator.

Bedroom Four 9'5" x 8'2" (2.89 x 2.50)

Being used as a study currently, VELUX window, spotlight to ceiling and radiator.

Bathroom 8'11" x 5'0" (2.72 x 1.53)

With a VELUX window, walk in shower, WC, sink, radiator and dressing area.

Garden Areas

A stunning south facing wrap around garden area. There is one main courtyard area with seating to the rear of the garden. In the middle of the garden, the lawn is surrounded by mature trees and plants. The front area of the garden has a further courtyard area. It is a garden with many aspects to it, that must be seen to be appreciated.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is G.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123



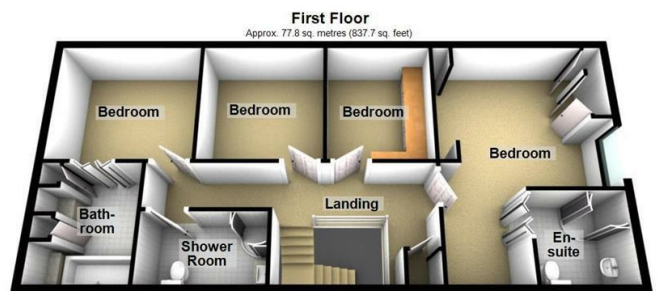
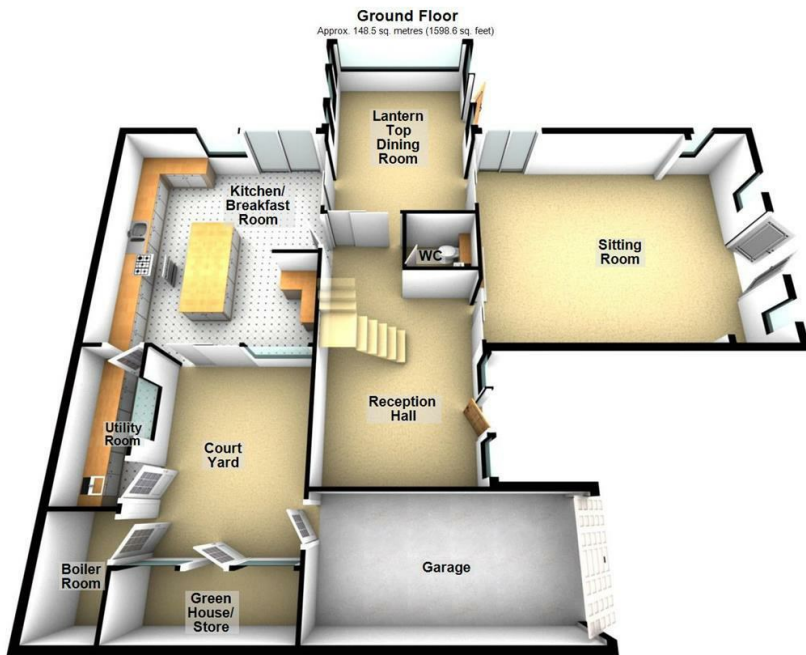












Total area: approx. 226.3 sq. metres (2436.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	57	73

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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